

**MINUTES of the Planning Committee of Melksham Without Parish
Council held on Monday 13th October 2025 at Melksham Without Parish
Council Offices**

**(First Floor), Melksham Community Campus, Market Place, SN12 6ES
at 7:00pm**

Present: Councillors Richard Wood (Committee Chair), Alan Baines (Committee Vice-Chair), John Doel, Mark Harris, David Pafford, Peter Richardson and Martin Franks.

Officers: Teresa Strange (Clerk) and Fiona Dey (Parish Officer)

In attendance: Wiltshire Councillor Nick Holder
Councillor Tony Hemmings (as an observer)
3 members of the public

On Zoom: Melksham Town Councillors Saffi Rabey and Charlie Stokes joined remotely via Zoom at the beginning of the meeting.

265/25 Welcome, Housekeeping and Announcements:

The Chair welcomed everyone to the meeting. As there were new members of the public present at the meeting, the housekeeping messages were read out. Everyone present was aware that the meeting was being recorded and would be published on YouTube following the meeting and deleted once the minutes were approved.

- a. Members noted that Catesby Estates had submitted an appeal (APP/Y3940/W/25/3373278) for Land South of Snarlton Farm (PL/2024/07097) and that the hearing dates are 20 – 22 January and 28 or 29 January 2026. Potential attendance was discussed. Comments will be submitted by Officers based on previous comments (under delegated powers).

266/25 Apologies:

There were no apologies as all members of the committee were present.

267/25 Declarations of Interest:

- a. Declarations of Interest

Councillor Harris commented that he had met with the Pathfinder Place residents' association to discuss Agenda Item 6a (PL/2025/07391 Land South of Western Way) but had no pecuniary interest.

- b. Dispensation Requests for this Meeting:

None requested.

268/25 To consider holding items in Closed Session due to confidential nature:

Resolved: Agenda item 8f (Land North of Top Lane) and items 13 c&d (Planning Enforcement) to be held in closed session 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 the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

Agenda item 8f: Reporting on conversation with Planning Officer.

Agenda item 13c&d: Start of legal action.

269/25 Public Participation:

Standing Orders were suspended to allow Public Participation

a. Wiltshire Councillor Nick Holder, Bowerhill

Wiltshire Councillor Holder commented that he had been in discussion with residents about Item 6a (PL/2025/07391 Land South of Western Way) and had called in the application to committee so that the points raised by the residents about access can be addressed and debated.

He has also called in application PL/2025/06749 Land North of Bath Road (A365), Melksham (Adjacent to Melksham Oak Community School), as he wants to promote the need for a holistic review of traffic on the A365 with Highways and other Wiltshire Councillors. For the same reason he has called in application PL/2025/06105 Land at Bowerhill Lane (Old Loves Farm), as well as it not being an allocated site in Melksham Neighbourhood Plan 2 or the emerging Local Plan.

Wiltshire Councillor Holder also commented that Taylor Wimpey have appointed another contractor to complete the work on the Public Open Space at Pathfinder Place (agenda item 14ai) and that the work should be completed by the end of the year.

b. Two Members of the Public wanted to speak about agenda item 6a (PL/2025/07391 Land South of Western Way).

MP1 commented that he was not opposing the housing development itself, and he knows that more homes are needed in Melksham. What he wants to challenge is the proposed access route through Maitland Place as in its current form it's unsafe, sub-standard and very different from what the Planning Inspector actually approved at outline stage.

MP1 summarised how the situation has changed. He explained that when outline permission was granted Maitland Place wasn't yet finished - and it's still not adopted. Since then, a traffic-calming build-out has been added, narrowing the road to about 3.45 metres between kerbs. Roughly 25-30 metres down Maitland Place from the junction with Pathfinder Way, the road narrows again to around 5.4 metres. Two small cars can pass, but a van and car cannot; one has to stop. Additionally, the geometry of the road means even though the width is 5.5 metres in place, two large vehicles cannot always pass at once. Those are measured widths, not estimates. The road the Inspector saw and described in their report no longer exists in that form, which means the original highways assessment is now outdated.

With regards to the scale of traffic, MP1 commented that at present, Maitland Place serves 55 homes. The new plan adds 210 additional dwellings and a 70-bed care home, all using the same road. According to the applicant's own figure, this equates to around 1,000 extra vehicle movements per day – before adding deliveries, visitors, emergency vehicles and care-home support traffic. MP1 feels that this level of flow through, what is essentially a short, narrow residential street, is well beyond what it was designed for.

MP1 also commented that the junction with Pathfinder Way is already busy and can, on occasion, take several minutes for three or four cars to exit due to the volume of traffic on Pathfinder Way – even outside standard rush hour.

MP1 explained that residents already experience daily conflicts with cars parked on corners, vehicles catching kerbs, delivery vans stopping to let others pass, and refuse lorries waiting at the narrower sections. These are ordinary family streets, not distributor roads. Adding another 200+ homes and a care home onto this same access will multiply that congestion and increase the risk for pedestrians, cyclists and residents entering or leaving driveways.

MP1 also raised concerns about missing evidence and lack of response. He highlighted that the drawings for the Reserved Matters planning application (PL/2025/07391) stop at the site boundary. There is no swept-path tracking, no visibility or capacity assessment, and no junction modelling for Maitland Place or its connection with Pathfinder Way – the two most critical points in the entire transport network for this site – this is because the application is assuming they are built to an adoptable standard.

MP1 also noted that as there was no Construction Traffic Management Plan Heavy Goods Vehicles (HGVs) could use Maitland Place throughout the build phase. There had also been no public update on the Section 38 adoption – residents still don't know what works are outstanding or when Wiltshire Council intends to take ownership.

MP1 commented that over the last two weeks, he had written to Wiltshire Council Highways, the Planning Department and Cabinet Members asking for clarification on these points. So far, he has not received any reply or acknowledgement from Highways, which is why he has brought this to the Parish Council in the hope that a formal request from the parish council will carry more weight. He noted that he's not asking the Parish Council to oppose the development – only to help ensure it's built safely and to adoptable standards.

MP1 requested that the Parish Council request the following from Wiltshire Council Highways:

- To carry out an updated on-site safety and capacity review of Maitland Place and its junction with Pathfinder Way, based on current measurements.
- To ask that Wiltshire Council defers determination of PL/2025/07391 until that review is completed and published.
- If that review confirms that Maitland Place isn't suitable or adoptable for this scale of use, to request that the applicant be invited to submit a Section 73 amendment to move or redesign the access
- To request a public update from Wiltshire Council on the Section 38 adoption process including outstanding works and timescales.

MP1 stated that this isn't about blocking development – it's about ensuring that the access, which was approved in principle almost two years ago, still meets the required safety and design standards now that the road has physically changed. The outline decision didn't assess the traffic-calming features, the new narrowing, or the combined traffic from a care home and 200+ houses. He feels that the only fair and responsible step is to recheck the access geometry before it becomes a long-term problem. A quick, independent review by Wiltshire Council Highways would confirm this either way.

MP1 asked that the following comment could be recorded in the parish council minutes to ensure that a clear, factual request is sent to Wiltshire Council for proper consideration.

“Melksham Without Parish Council requests that Wiltshire Council Highways undertake a fresh safety and capacity review of Maitland Place and its junction with Pathfinder Way, in light of post-construction changes to the road geometry and the increased traffic volumes associated with planning application PL/2025/07391”

MP1 noted that the comment doesn't challenge the outline approval, it simply asks the right questions before hundreds of new residents and vehicles start using a road that wasn't designed for it.

MP2 presented guidelines for housing construction adjacent to existing estates. She commented that developing new residential properties in proximity to established housing estates requires careful planning and the following information requires implementation to ensure that the existing estate has minimum disruption during the construction phase of the new housing estate and the new care home.

- Work noise and hours – all construction activities may commence no earlier than 8:00am and must cease by 18:00 on weekdays. No work is permitted at the weekend or on public holidays. These measures are in place to minimize disturbance to residents of the existing estate and to preserve a peaceful environment during rest periods.
- Construction vehicles – all construction vehicles must be parked in the contractor parking as part of the development site. No parking along Maitland Place or Pathfinder Way or the adjacent houses of Pathfinder Place development. No construction equipment to be offloaded outside the working hours. Additionally, all deliveries to the construction site must be scheduled within the permitted working hours to avoid unnecessary traffic congestion and to ensure safety for local residents. Contractors are expected to adhere strictly to agreed delivery slots and ensure that vehicle movements are managed in a way that does not disrupt normal access for residents or emergency services. All construction vehicles to enter the site by turning only left from Western Way. All vehicles leaving the site must turn left only. Signs to be put up on Pathfinder Way and Maitland Place to state no construction traffic.
- Construction plan – a detailed construction plan to be shared with all residents on the Pathfinder Place development. Any delays in the completion of the development need to be communicated with the existing residents in advance.
- Construction site debris – it is imperative that all construction site debris is cleared regularly. Contractors must ensure that pathways and communal areas remain free from obstructions or hazardous materials at all times, maintain a safe and tidy environment for residents and visitors. Ensure in adverse weather conditions that no debris is blown in the adjacent estate. Contractors must also minimize noise, dust, and vibrations during construction, particularly during early mornings and late evenings, to reduce the impact on residents' daily lives. Any particularly disruptive works should be notified to residents in advance, with clear information on expected duration and mitigation measures to be taken.

Wiltshire Councillor Holder made an additional comment that during pre-application meetings with the developers, access to the site during the

construction phase via the Emergency access point on Western Way had been discussed but had not been put forward in the application. He reiterated that it was imperative that construction traffic made use of the access point and did not use Maitland Place.

The meeting reconvened.

270/25 Planning Applications: The Council considered the following applications and made the following comments:

a. **PL/2025/07391 - Land South of Western Way, Melksham, Wiltshire.**

Approval of reserved matters: 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

Comments: Object

Members noted that this application refers to Site allocation policy 7.3 in the Melksham Neighbourhood Plan 2.

Construction Traffic Management Plan - On 30th June in pre-application discussions between the developer and Melksham Without Parish Council, the use of the emergency access point onto Western Way for construction access during the build phase was discussed. The developer stated that "*this is something that we are actively looking to use as part of the construction. Details of construction access using this proposed Emergency access point will be submitted as part of the Reserved Matters and will be subject to approval by [Wiltshire] Council*". Members noted that this has not been included in the Reserved Matters application. Members also acknowledge that Point 8 of Annex A -Conditions of the Appeal Decision (APP/Y3940/W/23/3324031) only requires that a Construction Management Statement is submitted and approved prior to commencement of development on site. However, members feel unable to fully assess the application, and the impact on local residents, without reviewing the Construction Traffic Management Plan/Construction Management Statement.

Members reiterated their strong view that construction traffic must not use Maitland Place to access the site. They would also like to see the following points included in the plan:

- Construction access to the site must be from Western Way, with a left turn only onto and left turn only off site. Or an alternative construction traffic route developed which does not include the use of Maitland Place.
- Large signs should be placed on the entrance to Maitland Place stating NO CONSTRUCTION TRAFFIC.
- Working hours for noisy activities should be limited to 8.30am to 5pm Monday to Friday.

Maitland Place – Members noted and supported the concerns raised by residents of Maitland Place. Particularly, safety and capacity concerns that the road geometry of Maitland Place has changed post-construction through the inclusion of traffic calming build-outs and therefore should be reviewed.

The swept path analysis should also be extended to include the transition between Maitland Place and the proposed development.

Members noted that Maitland Place would need to be adopted by Wiltshire Council prior to the development.

Members would also like the inclusion of a no right-hand turn scheme from Maitland Place onto Pathfinder Way - as has been agreed in condition 7 of the decision notice for application PL/2023/08046 (Reserved matters application pursuant to Outline Planning Permission 16/01123/OUT relating to the appearance, landscaping, layout and scale of the Proposed Primary School (including Nursery and SEN provision)). Members also noted that condition 8 requires 'No Waiting at Any Time' road markings (double yellow lines) to be installed along the entire length and on both sides of Pathfinder Way.

Housing Mix – The adopted Melksham Neighbourhood Plan 2 Policy 6 (point 3d) states that for Melksham and Bowerhill the delivery of a balanced mix of two-, three- and four-bedroom dwellings, including bungalows should be prioritised. Members noted the inclusion of 5-bedroom dwellings in the application which is not alignment with the Neighbourhood Plan Policy. Members were also disappointed that only 2 bungalows have been included and that these will not be available on the open market.

Members noted with disappointment that the application includes 30% affordable housing in line with the adopted Core Strategy and not 40% which will be required based on the emerging Local Plan.

The adopted Melksham Neighbourhood Plan 2 Policy 6 (point 3a) states that developments should deliver rented and owner-occupied homes in a tenure-blind mix, design and layout. Members felt that in the application the affordable housing is clustered and therefore doesn't deliver a tenure blind mix.

Biodiversity Net Gain - The adopted Melksham Neighbourhood Plan 2 Policy 13 (Biodiversity) states that development proposals should deliver at least a 10% improvement in biodiversity value within and where appropriate beyond the site. Members were unable to identify where in this application the Biodiversity Net Gain has been reported.

Other - Melksham Without Parish Council would like to enter into discussions about being the nominated party for the proposed LEAP (Local Equipped Area of Play), MUGA (Multi-Use Games Area), allotments and community orchard. Members would also like to see a Teen Shelter included close to the planned MUGA, as per the agreement with the developers at pre-application stage.

Melksham Town Councillors Saffi Rabey and Charlie Stokes left the meeting Zoom at 7:45pm.

- b. [PL/2025/07355](#) **Wilds Farm, Sandridge Lane, Bromham, Chippenham, SN15 2JN** Householder Application: Proposal: Replace modern rear additions with a new two storey rear extension and single storey side extension including improved parking provision. Applicant Name: Mr & Mrs Hood

Comment: No objection

- c. [PL/2025/07236](#) - **BEANACRE MANOR, BEANACRE, MELKSHAM, SN12 7PT** Householder Application: Essential repairs and upgrading of existing Barn to Garden Pavillion Applicant Name: Mr Peter Hood

Comment: No objection

- d. [PL/2025/07476](#) - **BEANACRE MANOR, BEANACRE, MELKSHAM, SN12 7PT** Listed building consent: Essential repairs and upgrading of existing Barn to Garden Pavillion Applicant Name: Mr Peter Hood

Comment: No objection

- e. [PL/2025/07504](#) - **LAND OFF BEANACRE ROAD, BEANACRE, MELKSHAM, WILTSHIRE SN12 7PU** Consent under Tree Preservation Orders: T1 London Plane - Pollarding up to 6m framework to retain tree in a safe manner. Applicant Name: Mrs Clara Trounson

Comment: No objection

- f. [PL/2025/07415](#) - **4 Valiant Close, Bowerhill, Melksham, SN12 6SW** Householder Application: Proposed front double storey extension and rear build over extension (first floor only). Applicant Name: Mr & Mrs Gavazzi

Comment: No objection

- g. [PL/2025/07349](#) - **Land at Studley Farm, Atworth, Melksham** Removal/variation of conditions: Variation of condition 3 (Layout changes), condition 14 (Changes to noise condition) and conditions 4, 5 and 7 (Minor wording changes) relating to application PL/2021/08690. Applicant Name: Melksham Calne Green Ltd

(Note: application is outside of the parish, but cable connection will be in the parish)

Comments:

Members commented that the changes proposed under PL/2025/07349 (Section 73 variation) regarding changes to the construction plan, and noise levels during construction and operation, are difficult to assimilate. Members request clarification on the proposed changes and whether these will have an impact on the residents of Melksham Without Parish Council.

271/25 Amended Plans/Additional Information:

- a. [PL/2025/05856](#) - **Land North of Melksham Substation, Near Melksham, Wiltshire** Planning Application for the laying of underground electricity cables in association with Wick Solar Farm (LPA Reference: 20/06840/FUL) and Studley Solar Farm (LPA Reference: PL/2021/08690). Applicant Name: Mr Tom O'Hare

Councillor Richardson and the Clerk provided feedback on a meeting they had attended with the contractor engaged to lay the cables from Studley Solar Farm to the National Grid Substation on Westlands Lane. The contractor had engaged with the parish council as part of their process of planning for the work. The contractor raised concerns that they would not be able to route the cables along Corsham Road in Whitley (as per planning application PL/2021/08690) due to the current work being performed by Scottish and Southern Electric (SSEN) to provide an additional link between Melksham

Substation and the substation at Norrington. During the meeting the contractor, Councillor Richardson and the Clerk walked and discussed the pros and cons of various alternate routes, including the use of Top Lane in Whitley.

During the meeting the Clerk had asked the contractor for potential community benefit of providing a footpath between West Hill between the Children's Nursery and the Pear Tree Inn on Top Lane, and also to provide a parking layby outside the Methodist Church on Top Lane; details of which had been provided in writing. Members **resolved** that the requests had been appropriate.

Comments: Melksham Without Parish Council understand that changes to the Studley Farm cable route associated with his planning application (originally approved as part of PL/2021/08690), which will pass through the parish, may change as the previous defined route through Corsham Road may no longer have capacity. Please advise how this impacts the status of this application and, if appropriate, when we might expect to see a revised planning application?

Members are also aware that ongoing Scottish and Southern Electric (SSEN) cabling work will require closure of Westlands Lane for a period of time. Members believe that the cabling works detailed in this application on Westlands Lane should be performed at the same time in order to minimise the disruption to local residents of multiple closures.

272/25 Current planning applications: Standing item for issues/queries arising during period of applications awaiting decision.

- a. [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

The Clerk informed the committee that they had previously submitted comments relevant to Highways and Rights of Way and that she has shared the comments directly with these teams as they may not see the comments on the application.

It was noted that Melksham Town Council are considering the S106 proposals relevant to the town at their Economic Development meeting on Tuesday 14th October 2025.

- b. [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

No new comments.

Wiltshire Councillor Holder left the meeting at 8:05pm.

- c. [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.

Members noted that Wiltshire Councillor Alford had called in this application, however the Planning Officer was challenging the timing of the call-in. Wiltshire Councillor Alford has identified evidence of making the call-in within the appropriate time frame.

Comments: Members had previously changed their stance on this application to OBJECT as the application does not conform to the requirements of Policy 7.5 of the adopted Melksham Neighbourhood Plan 2. Members were keen that the developers provide a masterplan for the site showing the full allocation of dwellings detailed in the Melksham Neighbourhood Plan.

Members noted that a site masterplan has now been submitted showing full development of the wider site (57 dwellings). However, the plan has been submitted without any context, supporting narrative or change to the application description (for up to 22 dwellings) and consequently members would like clarification on the update prior to reconsidering their stance.

- d. [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).

Members had no new comments.

- e. [PL/2024/11426](#): **Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels):** Construction of warehouse with office space, parking and associated landscaping including site access.

Members noted the Geophysical Survey report and comments from Archaeology.

- f. [PL/2025/03513](#) Land North of Top Lane, Whitley, Melksham (E388633, N166527) Permission in principle: Permission in principle for up to 6 dwellings. Applicant: Ms Patricia Eaton

Agenda item moved to closed session at end of the meeting.

- 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

It was noted that National Highways had commented on the application but that no comments appear to have been received from Wiltshire Council Highways. The Clerk explained that the NHS comment is from Royal United Hospitals Bath about lack of capacity. She has forwarded the comments to Brian Mathew (Member of Parliament) to support his work on hospital provision for Melksham.

Comment: Members welcome the request from the Housing Enabling Team for the inclusion of 1 bedroom rented accommodation to meet the need in the community area.

- 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

New comments from Highways, Conservation, Urban Design and Public Open Space were noted.

The Clerk highlighted that Highways commented that a ghost-island layout is “not required or warranted”, which is surprising given the accident, earlier this year, which resulted in the driver of a car waiting to turn right onto Bowerhill Lane with potential life changing injuries and has led to the installation of new right-turn warning signs on that stretch of road.

- i. [PL/2025/03212](#) **Roundponds Farm, Shurnhold, Melksham, SN12 8DF** Full Planning Permission: The removal of existing gas fuelled generators (retrospective) and proposed installation of battery energy storage system (BESS) and associated equipment. Applicant: HC ESS3 LIMITED.

Members noted that the application had been approved.

273/25 A365 Bath Road Holistic Review

Members continue to be concerned that the three current planning applications for developments on the A365 in Bowerhill are being considered independently by the Planning Officers and statutory Consultees, particularly Highways.

- [PL/2024/11426](#): Land to the South of A365 Bath Road and West of Turnpike Garage (Gompels),
- [PL/2025/06749](#) - Land North of Bath Road (A365) (Adjacent to Melksham Oak Community School)
- [PL/2025/06105](#) Land at Bowerhill Lane (*Old Loves Farm*)

The Clerk explained she has contacted Highway Development, Highway Planning and the LHFIG (Local Highways & Footpath Improvement Group) Highways Officer for help to initiate a holistic approach to all the planning applications on the A365 combined by current issues identified through the LHFIG but has not had any response yet. She explained that Wiltshire Councillor Holder has called-in the applications to ensure that concerns about the road can be discussed by the planning committee. She has also reached out to Wiltshire Councillor Griffin (as a member of the political party controlling Wiltshire Council) for his help.

274/25 Proposed Energy Installations

- a. **Land South of Brockleaze ([PL/2025/05552](#))**

Members noted the final version of Community Action Whitley and Shaw (CAWS) comments (supported by the parish council) that had been submitted.

Councillor Richardson reported on a webinar from the Brockleaze developer with residents of Neston. He reported that the presenter did not seem to understand the engineering of the batteries and had contradictions in his

slides about the volume of water required for battery fires. Councillor Richardson understands that the Planning Officer has concerns about elements of the application and therefore the consultation is likely to be extended.

b. Lime Down Solar

Members noted that the planning application for Lime Down Solar has been submitted to the planning inspectorate as national infrastructure. Once the application has been validated it should be available to view.

275/25 Planning Policy:

a. Joint Melksham Neighbourhood Plan:

- i. Members noted that Melksham Town Council have approved the funding for the website update and the training by Place Studios.

Neighbourhood Plan training has provisionally been scheduled for Monday 10th November 2025. The date appears free on the Melksham Town Council schedule but will require the Melksham Without Full Council Meeting scheduled for that day to be moved to Monday 17th November 2025. This will be confirmed at the Full Council Meeting 20th October 2025. The date still needs to be confirmed by Melksham Town Council.

The Clerk reported that a meeting was held between the Clerk, Katie Lea from Place Studios and the Dominic Rutterford (Communications and Marketing Officer for Melksham Town Council) on Thursday 9th October 2025 to discuss the updates needed to the Neighbourhood Plan Website.

The Clerk also reported that the Place Studio Framework proposal has not been considered by Melksham Town Council yet, but should be included on their next Full Council agenda/

- ii. Cooper Tires – Melksham Neighbourhood Plan Policy 7.1

Correspondence about PL/2025/07169 - Prior notification: Demolition at Copper Tires was noted.

Members remain concerned about the lack of engagement between Melksham Town Council and the site developer.

- iii. Land at Old Melksham Library Site

Notes of the meeting held between the developers (Wiltshire Council), the CEO of Melksham Town Council, Councillors Wood and Baines and the Clerk had been circulated prior to the meeting (Appendix 1). It was noted that these were confidential until the developers had presented to Melksham Town Council on Tuesday 14th October 2025. It was also noted that a public consultation will be held at Melksham Community Campus on Monday 20th October 2025, 2.00 to 6.30pm.

- b. Wiltshire Council's Draft Local Plan Examination:** To consider any updates <https://www.localplanservices.co.uk/wiltshirelpexamination>

The publication of the programme and matters, issues and questions identified by the Inspectors for Stage 2 and Stage 3 hearings was **noted**. Members noted the advice received that members should not request to speak at the hearings as it will be beneficial to the parish council in considering planning applications, and strengthen the position of the Neighbourhood Plan, to have the plan adopted.

276/25 Premises Licenses applications and decisions:

There were no new license applications to consider.

Members noted that it had been reported on the agenda for Melksham Town Council's Economic Development Committee meeting on 14th October 2025 that the license application for the Bingo Lingo event at Cooper Tires had been withdrawn.

277/25 Planning Enforcement:

- a. Corsham Road Scottish and Southern Electricity Networks (SSEN) cabling works

Members expressed ongoing frustration at the poor communication and engagement from the contractor Aureos performing the work. The Clerk commented that she has made complaints about the contractor to both Wiltshire Council Streetworks (as they approved the work) and SSEN (as they commissioned the work). Unfortunately, they have not taken any accountability for the issues and have just forwarded the complaints about the contractor back to the contractor. The scheme that is being installed is now known to be the SSEN Norrington Spring Park Advanced Duct Lay Scheme.

- b. Westlands Lane traffic

The Clerk explained that issues with construction traffic using Westlands Lane are ongoing. The contractor at Wick Solar has now committed to having a Marshall on the junction of the A350 and Westlands Lane full time (until the completion of their works) to stop construction traffic using the road. Network Rail asset protection has confirmed that although the bridge on Westlands Lane is signed with a 7.5 tonne limit it has a much higher capacity. Members commented that the bridge is narrow and there is still a risk that use by large vehicles could dislodge masonry onto the railway. The Clerk confirmed that she would follow up with Network Rail on this risk.

Additional planning enforcement items c) Berryfield Lane and d) Semington Road were discussed in closed session at end of the meeting.

278/25 S106 Agreements and Developer meetings: (*Standing Item*)

- a. Updates on ongoing and new S106 Agreements
 - i. Pathfinder Place:

Members noted the responses from Wiltshire Council Transport Delivery Manager regarding the Clerk's query about delineation between pedestrians and cyclists on the footpath planned from Western Way to Burnet Close (MELK40). The Clerk had provided two examples of where delineation was present to Wiltshire Council, but the Transport Delivery Manager had explained that one example pre-dated the current guidance, and the second example showed transition from shared use to segregation.

The Clerk highlighted that the Transport Delivery Manager had provided the following information regarding the timings of the scheme: *"The detail design of the scheme is currently being undertaken and will be completed in the New Year. The scheme is provisionally scheduled for implementation in the Spring of 2026, although the overall work programme for the 2026/27 financial year has not yet been finalised so I cannot be more specific than that."*

Members noted that the highway is not ready for adoption and that, based on the feedback from Wiltshire councillor Holder, a new contractor has been engaged to complete the work on the Public Open Space.

Members noted the response from Taylor Wimpey confirming all cladding/fire wall issues have been resolved

- ii. Buckley Gardens, Semington Road (PL/2022/02749: 144 dwellings)

Members noted that the S106 had not been updated to reflect the change of use for the highways funding. The Clerk will contact the developer for an update.

- iii. Bowood View

Members noted the correspondence regarding pathway adoption and that the pathways have not yet been adopted.

- iv. **To note any S106 decisions made under delegated powers**

The Clerk noted that she has asked the Wiltshire Council Leisure Officer if S106 money from Townsend Farm (phase 1 PL/2023/00808) can be drawn down to fund improvements to Bowerhill Playing Field (drainage work).

- b. Contact with developers:

None

Three members of the public and Tony Hemmings left the meeting at 8:40pm.

279/25 Closed Session

- a. [PL/2025/03513](#) Land North of Top Lane, Whitley, Melksham (E388633, N166527) Permission in principle: Permission in principle for up to 6 dwellings. Applicant: Ms Patricia Eaton

Members discussed correspondence shared by Wiltshire Councillor Alford between himself and the Planning Officer, including a summary number of the number of houses allocated for Shaw and Whitley in the Neighbourhood Plan and current applications for dwellings that were current or approved planning applications (provided by the Clerk).

Resolved: The Clerk to send a further email on behalf of Melksham Without Parish Council Planning Committee reiterating and supporting the housing allocations.

- b. Planning Enforcement

Members noted that enforcement action is being progress for both Berryfield Lane and the Semington Road.

Meeting closed at 8.53pm

Chairman, 20th October 2025

Melksham Library, Lowbourne
Preapplication Consultation Meeting
1.30pm, 23rd September 2023
Melksham without Parish Council Offices

Attendees:

Cllr Richard Wood	Chair of the Planning Committee (Melksham without Parish Council)
Cllr Alan Baines	Vice Chair of the Planning Committee (Melksham without Parish Council)
Teresa Strange	Clerk (Melksham without Parish Council)
Hayley Bell	Chief Executive Officer (Melksham Town Council)
Mike Dawson	Head of Estates and Development (Wiltshire Council)
Louise Newman	Residential Development Project Manager (Wiltshire Council)

Apologies:

Cllr Jennie Westbrook	Wiltshire and Town Councillor for Melksham Forest
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1. **Introductions** – All attendees made introductions, apologies from Cllr Westbrook were noted.
2. **Project Summary** – MD and LN introduced the proposals for the redevelopment of the brownfield site at the former Melksham Library, Lowbourne House and the Lowbourne Car Park. The site is allocated in the Melksham Joint Neighbourhood Plan 2, which has now been adopted. MD explained that the designs for the proposed development, consisting currently of a 55-unit Extra Care scheme for older people are iterative at this stage. The scheme proposes to consist of 100% Affordable Housing, a proportion of which will be available to purchase under the Older Persons Shared Ownership Scheme, and the remaining as Rented.

It was explained that a Construction Partner has been appointed as EG Carter, who will undertake the work to prepare and submit a planning application, and if approved, they will go on to construct the building. A pre-application was submitted to planning in May 2025, which consisted of a feasibility study for a 60-unit scheme. A basic proposal for the location of the building, as well as proposed car parking was submitted and considered by a Planning Officer and responses received by several Statutory Consultees. Feedback from the pre-application has been considered, and the designs amended accordingly.

3. Designs - The designs were presented and reviewed by the meeting attendees. The following feedback was noted, with the Council's response alongside.

Category	Comment	Response
Highways	Existing access is difficult due to the sight limitations associated with turning right out of the site.	The preparation of a planning application will include involvement of a Highways Engineer. The planning application will detail the size of the visibility splay and ensure that it is compliant to ensure safe access to and from the site.
Internal Design	A Treatment Room/Hand basin in the activity area for health professionals to use would be beneficial.	Feedback on the use of Treatment Rooms across existing Extra Care schemes is that the usage is low and they are not necessarily required in an Extra Care scheme. However, we will feed back to the design team and see how the communal space can be coordinated to ensure there is sufficient space available for health professionals.
External Design	Will the communal garden have shade in the summer so that residents can still use the area when it is hot? Can the space underneath the well-established trees at the front of the site be utilised?	The landscape designs are yet to be started. The communal garden is at the north of the site so should benefit from some shade of the building. The balconies will provide some opportunities for shade so residents can still enjoy being outside in the summer months. Feedback will be captured in the scope for the Landscape Design.
External Design	Will there be raised beds for Resident's use? Consideration should be given for local competitions such as Melksham in Bloom.	The landscape designs are yet to be started. Feedback will be captured in the scope for the Landscape Design.
Consultation	The public should be asked during consultation what they think that the site should look like/contain.	The public will be given the opportunity to comment and provide feedback on the proposed elevations/landscaping of the proposed scheme during public consultation.
External Design	Will any cycle parking be covered?	Yes, this will be detailed in the scope for the Landscape Design.
External Design	A covered pick-up point will be needed.	This will be fed back to the design team for consideration alongside the Transport Consultant.
External Design	Footway improvements in Union Street are needed as this is a quicker route into the town centre and well-used facilities	The Melksham JNP2 Policy 7.2(14) States to 'Make safe and convenient level walking and 'wheeling' connections

	for older people - is there the potential for s106 funding?	within the site and to the public realm, which we are committed to achieving. Highways will be consulted as part of the planning process and will confirm if any additional contributions or requirements will be needed.
Consultation	Some residents within Melksham are experiencing 'consultation fatigue'. Public consultation will need to show how the proposals meet with the requested requirements within the Melksham JNP2. Any consultation events would benefit from being advertised in the Melksham News.	This has been noted, thank you. The Consultation Strategy will be updated accordingly.
Consultation	Likely feedback from public consultation will be comments on the loss of the car park. This has been addressed in the Melksham JNP2 where a car parking audit was undertaken. Highlight the work undertaken with the Town and Parish Council in relation to allocating the site and provide information where possible on residents permits and how to access them.	This has been noted, thank you. The Consultation Strategy will be updated accordingly.
Consultation	There are existing older person's initiatives held at the Melksham Campus (Chatty Café/Stroke sessions) – public consultation could be coordinated at these events to try to obtain feedback specifically from older people.	This has been noted, thank you. The Consultation Strategy will be updated accordingly.
External Design	While play facilities would not be required on site, exercise equipment for older people could be considered as well as creative thinking over how the landscaping could support movement around the site for both residents and visitors. E.g. a public art trail.	Feedback will be captured in the scope for the Landscape Design.

4. Proposed timeline

Please see attached timeline at **Appendix 1** for timeline as presented at meeting.

Appendix 1 – Melksham Library Proposed Timeline

MELKSHAM LIBRARY, LOWBOURNE



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