

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 15th December 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 Glover, Mark Harris, David Pafford and Peter Richardson.

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

In attendance: Wiltshire Councillor Phil Alford

On Zoom: No attendees

364/25 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.

Members were made aware that the planning application for Land South of 214B Corsham Road, Whitley (PL/2025/08613 – Permission in Principle) had been refused with reference to the Melksham Neighbourhood Plan.

365/25 Apologies:

Apologies were received from Councillor Franks who is absent due to illness.

366/25 Declarations of Interest:

a. Declarations of Interest

Councillor Richardson declared that in his role as Chair of Community Action Whitley & Shaw (CAWS) he has a non-pecuniary interest in PL/2025/08987 Land at First Lane Whitely (agenda item 6a).

b. Dispensation Requests for this Meeting:

None requested.

367/25 To consider holding items in Closed Session due to confidential nature:

Resolved: Agenda items 13 (Appeals) and 14 (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 13: Appeal Hearings Start of legal action proceedings

Agenda item 14: Planning Enforcement Start of potential legal action

368/25 Public Participation:

Standing Orders were suspended to allow Public Participation

a. Wiltshire Councillor Phil Alford, Melksham Without North & Shurnhold
Wiltshire Councillor Alford explained that the Cabinet member for Strategic Planning, Development Management, and Housing had stated that all planning applications coming forward in Wiltshire would have to include social rental houses not just affordable rental houses. The difference between social rent (60% or less of market rate) and affordable rent (80% of market rate) was clarified. He explained that the only registered provider able to offer social rent in Wiltshire is Wiltshire Council as they are able to access grants to purchase homes from Homes England. For other registered providers the cost of purchasing homes, combined with increasing costs for maintenance etc makes offering social rent uneconomic. Wiltshire Councillor Alford is concerned that if the plan from the cabinet member is enforced developers may not process developments which, in turn, would have a negative impact on the 5-year land supply.

Wiltshire Councillor Alford commented that Melksham Town Council had asked him to call-in to committee the Aldi application for the Former Countrywide Site (PL/2025/07044) due to ongoing concerns about the impact of flooding of the B3107 Bradford Road. He explained that a call-in was not possible, due to the stage of the application, but that he had been assured that the flooding concerns were being considered seriously by the Planning Officer.

The Clerk noted that the Drainage team had a holding objection to the development and reported on a conversation held with a Wiltshire Council Drainage Engineer. He advised that although the Melksham Neighbourhood Plan Policy 3 requires developers to contribute towards the wider catchment area, it would not be proportionate to ask for the B3107 road to be raised as the potential cost could be tens of millions of pounds. In addition, if the flood plain is removed, the Environment Agency requires it to be re-established elsewhere. He suggested that a proportionate request would be to ask Aldi to fund a feasibility study to understand the options for flood mitigation on the B3107 outside the proposed Aldi site.

The meeting reconvened.

369/25 Agenda item 8i – [PL/2025/07044](#) Former Countrywide Site, Bradford Road, Melksham was brought forward.

Members discussed their concerns about flooding on the B3107 outside the proposed Aldi site and the risks to customers and delivery logistics.

Comments: Members request that approval of this application is subject to a condition that Aldi fund a feasibility study to identify options for flood mitigation on the B3107 outside the proposed Aldi site, in line with Melksham Neighbourhood Plan Policy 3 – Flood Risk and Natural Flood Management in particular this clause: “**Development proposals in locations with known flooding issues** should include appropriate mitigation and construction methods, and, **where appropriate, contributions towards wider catchment projects**”.

370/25 New Planning Applications: The Council considered the following applications and made the following comments:

a. [PL/2025/08987](#) **Land at First Lane, Whitley, SN12 8RL** Outline planning application with all matters reserved except for access for the

erection of 2 No. self-build plots and associated works. Applicant Name:
Mr S.A Rogers

Comments: Object. Members object to the application for the following reasons:

- In 2021, PL/2021/06922 for the same location (for 4 dwellings) was refused. Members believe that the refusal reasons for that application apply to the current application, namely:
 - The application is considered to be an inappropriate, unsustainable form of development which would significantly and demonstrably outweigh the benefit of providing additional dwellings in an open countryside location and the provision of employment created through construction processes. As such the proposal is not considered to represent sustainable development.
 - The proposed development located in the open countryside would detract from the rural character of the area, would result in the urbanisation of the rural landscape and would allow development to encroach upon the northern boundary of Shaw resulting in increasing coalescence between the settlements of Shaw and Whitley.
 - It is considered there is insufficient information to determine whether the applicant's drainage strategy would not lead to flooding on site or harmful levels of surface water runoff from the site.
- For Shaw & Whitley, the emerging Local Plan requires approx. 70/73 dwellings. Currently, there are 75 dwellings with planning permission, built already, pending a planning decision, and an estimate based on all the evidence in the Reg 14 A and Reg 14 B consultations for the Whitley Farm site allocation in the Melksham Neighbourhood Plan 2 (listed below). The parish council believe that these planned numbers are more than sufficient to meet the needs of the community and speculative developments, such as this one, need not, and should not, be considered at this time.

Site	Planning Application	Number of Dwellings	Status as at 3/10/25
Middle Farm Site Allocation in adopted NHP2 (55 dwellings)		55	NHP2 made 4 th August 2025
Whitley Farm NP2 (number is approximate)	Conservation led redevelopment of redundant modern agricultural buildings and barns and conservation and reuse of Grade II listed Whitley Farm barn	10	NHP2 made 4 th August 2025

	10 & 15 dwellings in Reg 14 versions of the NHP and viability report in NHP evidence base, but no actual housing number in NHP2 https://www.melkshamneighbourhoodplan.org/files/ugd/c4c117_67500181f96c450fab9633b614ac5f6f.pdf		
Land Adjacent 1 Eden Grove, Whitley	PL/2023/00625	1	Built
39 Eden Grove, Whitley	21/01791/FUL	2	Built
178 Top Lane, Whitley	20/04234/FUL	1	Built
89 Corsham Road, Whitley	PL/2025/03261	1	Approved 01/7/25
Mavern House, Corsham Road, Shaw	2024/00631	1	Approved
Home Farm, Shaw	PL/2025/00965	2	Awaiting decision
Land South East of Poplar Farm, Shaw	20/11342/FUL	1	Approved
26 Shaw Hill	PL/2023/06990	1	Approved
	Total	75	

- The development as proposed, would materially conflict with the Council's strategic core policies CP1, CP2 and CP15 of the adopted Wiltshire Core Strategy, by virtue of the site not being allocated for housing and being located outside settlement limits, as well as significantly and demonstrably conflicting with the Joint Melksham Neighbourhood Plan 2 2020-2038, which allocates other land for housing (as made on 4 August 2025) and that the benefits of the development would not outweigh the aforesaid Plan conflicts.
- The proposal would materially erode a green buffer that is important to and distinguishes the villages of Whitley and Shaw. The proposed site, being outside the defined settlement limits of Whitley and Shaw, would adversely affect the character and appearance of the local area through the urbanisation of this green buffer, which is considered important to preserve the individual village identities. The proposal is contrary to Core

Policy 51 of the adopted WCS and Policy 19 – Separation of Settlements of the made Joint Melksham Neighbourhood Plan 2 2020-2038, requires proposals to conserve and respect the separate identity of these village settlements.

- The South Brook catchment area has been identified as a priority flood risk area by the Environment Agency and Wiltshire Council. The area is frequently the subject of Flood Alerts and there have been many significant floods in the exact area of this proposed site including 2011 and 2014, but each year the area floods.
- The proposed new stream, for flood mitigation, will run along the north edge of the site adjacent to the boundary of Lagard House. Given the existing flood risk in this area this proposed attenuation and the impact on residents is unacceptable. This attenuation will also have a heritage impact.
- First Lane is narrow in places and used twice daily as parking for “school run” traffic for Shaw primary school. The road in this area is often very congested and sometimes gridlocked, especially when a bus passes. An increase in the volume of traffic generated by the proposed development will exacerbate traffic conditions in the immediate area. Residents are concerned about additional residential traffic (regardless of volume) and the impact of construction logistics especially given the high number of other schemes in the area including cable works, renewable energy schemes, BESS construction, works at Melksham Substation and other residential schemes etc.
- There are three Grade 2 listed properties in very close proximity to the site. These are: a) Lagard House b) 120 First Lane c) The Malt House These are all around 100m from the proposed development. The proposed development would have a real impact on the setting of those listed assets as well as changing the character of this part of the village.
- The proposed design will leave the parcel of land behind the site inaccessible. This is unacceptable as ongoing access is required to maintain the ditch that flows into South Brook. Also note that Lagard House and others have access rights to the land for the purpose of maintenance to hedges and drains etc.; the design appears to prevent such access and is therefore unacceptable.

Melksham Without Parish Council ask that Wiltshire Council are consistent in their decision making and refuse this application for the same reasons as for PL/2025/08613 Land South of 214B Corsham Road, Whitley.

Wiltshire Councillor Alford agreed to call in the application for discussion at committee if the recommendation is for approval.

- b. [PL/2025/08907](#) **Manor Farm, Sandridge Common, Melksham, SN12 7QT** Full planning permission: Change of use and conversion of barn from agricultural to residential annexe for family members. Applicant Name: Mr G Walters

Comments: No Objection

- c. [PL/2025/09237](#) **Shaw House, Bath Road, Shaw, Melksham, SN12 8EE**
Listed building consent (Alt/Ext): Demolition of chimney stack and wall in ground floor kitchen. Applicant Name: Mr Craig Bond

Members noted that this is a retrospective application.

Comments: No Objection subject to review from the Heritage Officer

- d. [PL/2025/09366](#) **WILDS FARM, SANDRIDGE LANE, BROMHAM, CHIPPENHAM, SN15 2JN** Full planning permission: Proposed private vehicular access to serve existing main dwelling. Applicant Name: Mr & Mrs Hood

Comments: No Objection. Members noted that this proposal will provide a safer entry and exit to the property.

- e. [PL/2025/09100](#) **Sahara Sandpit, Sandridge Hill, Melksham, SN12 7QX**
Full planning permission: Erection of an additional silo. Applicant Name: Mr Josh Dean

Comments: Support. In line with Policy 10 - Employment Sites of Melksham Neighbourhood Plan, members support this development which proposes intensification of activities on previously developed employment land and hope that this leads to business growth and new employment opportunities.

- f. [PL/2025/09170](#) **205A Woodrow Road, Forest, Melksham, SN12 7RD**
Householder planning permission: Proposed Garage Conversion & Single Storey Rear Extension. Applicant Name: Mrs Wilby

Comments: No Objection. Members had no concerns about the development and noted that there had been no objections raised by the neighbouring properties.

- g. [PL/2025/06704](#) **Land North of Boundary Farm, Berryfield Lane, Melksham, SN12 6EF** Full planning permission: Proposed Creation of Private Lake & Associated Landscaping. Applicant Name: **Mr David Guley**

It was noted that members had previously considered and made comments on the application in September 2025 and that they were now considering revised plans.

Comments: No Objection. Members welcomed the changes that had been made to the lake to no longer impinge on the protected route for the Melksham link canal (as per Wiltshire Core Strategy Policy 16 and Policy 94 of the emerging Local Plan).

371/25 Amended Plans/Additional Information: The Council considered the following amended applications and made the following comments:

- a. **PL/2025/00965: Home Farm, Shaw Hill, Shaw, Melksham, SN12 8EW**
Outline planning permission: Some matters reserved. Erection of 2No. dwellings with all matters reserved apart from access and layout.

Comments: No Objection. Members noted that the development is outside the settlement boundary for Shaw and is not an allocated site in the Melksham Neighbourhood Plan. However, members had previously (in March 2025) commented no objection to the development as it made use of previously developed land. It was also noted that the housing numbers for Shaw and Whitely in the Neighbourhood Plan assume that these properties are built.

Wiltshire Councillor Alford left the meeting at 7:46pm

372/25 Current planning application: 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

Members discussed the Public Path Order (P/2024/004) for the proposed extinguishment of part of right of way MELK103, which is currently in line with the proposed crossing and pedestrian exit from the New Road Farm Development.

Comments 1: Members support the extinguishment in principle but as the land currently provides a wildlife corridor, they want to see it maintained as green infrastructure as per Melksham Neighbourhood Plan Policy 12 – Green and Blue Infrastructure, and not incorporated into residential curtilage. If this is not possible, members do not support the extinguishment.

Comments 2: Members support the comments made by the Police on application PL/2024/10345.

The correspondence with Wiltshire Council related to the draft Heads of Terms document was noted.

- b. **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

Comments: Members are concerned about the impact of noise from the heat pumps and would like this to be considered as part of the application. Comments will also be provided directly to Public Protection.

- c. [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

The Clerk provided a summary of feedback received from Kenny Green (Wiltshire Council Planning Manager) via Wiltshire Councillor Holder regarding concerns that the three current planning applications on the A365 in Bowerhill (PL/2025/06749 - Land adjacent Melksham Oak Community School, PL/2025/06105 – Old Loves Farm, and PL/2024/11426 – Gompels) are being considered individually and the traffic impact is not being assessed holistically. Following Kenny Green’s advice, the following requests have been made on each application:

“If Wiltshire Council is minded to approve this application, Melksham Without Parish Council would like the following conditions/s106 contributions to be included:

- 1) Funding contribution towards a holistic review of the safety measures needed on the A365*
- 2) Funding contribution towards any engineering and traffic Regulation Orders (TROs) arising from the holistic review*
- 3) Funding contribution towards reduction of the speed limit on the A365 outside Melksham Oak Community School to 20 mph at the beginning and end of the school day and during term time only.”*

The comments were also sent to the Head of Sustainable Transport.

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

Members considered the response received from Wiltshire Council about their Freedom of Information (FOI) related to Economic Development’s involvement in Planning Application consultations. Councillor Richardson explained a potential response letter (circulated as a late paper).

Resolved: To update the first sentence in the second paragraph as described below and to submit the letter in response to the FOI response.

“The Parish Council notes, however, from a review of consultation records, that there appear to be *at least 5* instances in 2025 where comments attributed to the Economy and Regeneration Team, or officers within that service, have been recorded after the policy change was made”.

The meeting went into closed session at 8:20pm.

Councillor Pafford provided feedback on a conversation he had with a resident, who opposes the proposal, about the application.

The meeting returned to open session at 8.31pm.

Comments: Melksham Without Parish Council maintain their stance on this application, urge the Wiltshire Council to bring the consultation to a conclusion, and ask Wiltshire Council to confirm at which Strategic planning committee meeting the application will be reconsidered?

- e. [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

The Clerk provided an update that the developer had confirmed by email that the Construction Management Plan (CMP) will be included as part of a resubmission pack, which has yet to be submitted.

Resolved: To thank the developer for the update.

- 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).

New comments from Public Open Space, Drainage, Landscape and Rights of Way were noted.

- 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.

Discussed as part of agenda item 13 (Appeals).

- h. [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

It was noted that the latest decision date is now March 2026.

373/25 Wiltshire Council Planning Committees

Members reviewed the list of planning applications in the parish that have been called-in to committee and the list of upcoming Wiltshire Council strategic and western area planning committee meetings. The Clerk explained that if an application is called-in there is an expectation that the Parish Council will speak at the committee meeting. Members discussed how best to approach strategic and western area planning committee meetings.

Resolved: To decide who will attend the strategic or western area committee meetings as they arise.

374/25 Proposed Energy Installations

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

No new comments.

- b. Lime Down Solar

No new comments. It was noted that the deadline for submission of comments is 9th January 2026.

- c. Wick Solar Farm ([20/06840/FUL](#)), Studley Solar Farm ([PL/2021/08690](#)) and associated cable installation ([PL/2025/05856](#))

It was noted that a public consultation event for the Studley Solar Farm cable route will be held on 14th January 2026 at Whitley Reading Rooms.

- d. Wiltshire Council Engagement about Cumulative Impact

It was noted that a meeting is scheduled for Wednesday 17th December for the Clerk, Councillor Richardson and Wiltshire Councillor Alford to meet with Gary Collins (Head of Development Management) and others from Wiltshire Council to discuss Cumulative Impact. Councillor Richardson explained that a briefing note will be provided 24 hours before the meeting and then in the meeting he plans to provide an overview of the slide set highlighting key points.

- e. Future Energy Landscapes in Wiltshire

Councillor Richardson provided feedback from meeting held with the Future Energy Landscapes project team. He reported that the team were surprised when the impact of their strategy and plans was explained. They agreed to change some of the language used, for example to use 'possible' rather than 'selected', however Councillor Richardson is sceptical that the team will make any significant changes as they are committed to deliver their strategy.

Councillor Richardson also explained that a briefing note on Cumulative Impact will be sent to Brian Mathew and Sarah Gibson as the Members of Parliament for Melksham & Devizes, and Chippenham respectively to inform them on the Cumulative Impact issue.

375/25 Planning Policy:

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

No new updates.

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

The updated Site Allocation was noted.

- c. To receive feedback from Wiltshire Area Localism and Planning Alliance (WALPA) meeting

The Clerk provided feedback from a WALPA meeting attend by Councillor Pafford and herself. She noted that WALPA offered to help parish and town councils prepare for Wiltshire Council planning committees. She also explained that WALPA are meeting with Ian Thorn (Leader of Wiltshire Council) and that she has raised the issue of Cumulative Impact with them to discuss with him.

- d. Government National Planning Policy Framework (NPPF) consultation

It was noted that the updated National Planning Policy Framework (NPPF) has not been published for consultation but that it is expected before the 18th December 2025 (close of Parliament).

376/25 Premises Licenses applications and decisions:

None

377/25C Appeals

Held in closed session at the end of the meeting.

- a. **[PL/2024/07097](#): Land south of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP and [PL/2024/10674](#): Land off Woodrow Road, Woodrow Road, Melksham, SN12 7AY**

The Clerk provided a summary a meeting with Vaughan Thompson of Place Studios to discuss the key points for the appeals and ran through a list of people who would be willing to speak as interested parties. Discussions have also been held with the Wiltshire Council barrister to identify any topics to be avoided and tone to be used in the representations.

Resolved: To agree the following Councillors to represent the parish council at the appeals:

- Councillor Glover as Chair of the Council
- Councillor Pafford as Chair of the Melksham Neighbourhood Plan Steering Committee
- Councillor Wood as Chair of the Planning Committee

It was noted that Councillor Baines will be attending the Woodrow Road appeal as a resident.

Resolved: To hold a meeting early in 2026 with potential interested parties to align comments for the hearing and to avoid repetition.

Correspondence between Wiltshire Councillor Holder and the Clerk, Kenny Green (Wiltshire Council Planning Manager) regarding Middle Farm (PL/2024/09725) was considered.

- b. **[PL/2023/05883](#): Land to the rear of 52e, Chapel Lane, Beanacre, SN12 7PX** Outline application with all matters reserved. Erection of three dwellings, with access, parking, and associated works including landscaping (Outline application with all matters reserved - Resubmission of PL/2022/06389). Applicant: Ian Taylor and John Lee.

Members noted that written submissions have been made and the appeal decision is pending.

378/25 Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.

Held in closed session at the end of the meeting.

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

No additional updates

The meeting returned to open session at 8.21pm.

379/25 S106 Agreements and Developer meetings: (Standing Item)

a. Updates on ongoing and new S106 Agreements

i. Pathfinder Place:

No updates

- ii. The Clerk explained that S106 cemetery contribution requests had been made but that no responses had been received.
- iii. The Clerk explained that she had been informed that draft s106 agreements are published for 3 days on Wiltshire Council website. These are not routinely published but that it is possible to request notification of when they are published.
- iv. The update on s106 requests for holistic review of A365 Bowerhill in relation to planning applications was discussed earlier in the meeting (Min 372/25c).
- v. To note any S106 decisions made under delegated powers

None

b. Contact with developers:

- i. A pre-application meeting for reserved matters for Land at Blackmore Farm with David Wilson Homes (Outline PL/2023/11188) was held on 10th December 2025. Notes from the meeting are being drafted.
- ii. A meeting with new owners of Cooper Tires site related to demolition works was not yet been scheduled.

Meeting closed at 9:29pm

Chairman, 26th January 2026