

**MINUTES of the Planning Committee of Melksham Without Parish
Council held on Monday 19th May 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), John Glover (Council Chair), David Pafford (Council Vice-Chair), Alan Baines (Committee Vice-Chair), Peter Richardson, Mark Harris and Martin Haffenden.

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

In attendance: 3 members of the public, Wiltshire Councillor Phil Alford and Wiltshire Councillor Andrew Griffin (from 7.04pm). Councillor Doel joined the meeting, as an observer, at 7.30pm.

On Zoom: Councillor Glover (from 7.08pm) - it was noted that this councillor was unable to vote at the meeting as he is not classed as being present under current legislation. There were no attendees of the public attending remotely via Zoom.

024/25 Welcome, Housekeeping and Announcements:

The Clerk welcomed everyone to the meeting. As there were new members of the public present at the meeting, the housekeeping message was 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.

025/25 Apologies:

Apologies were received from:

- Councillor Glover who was on holiday but joined on Zoom.
- Councillor Franks who was on holiday, with Councillor Haffenden was present as his substitute

Resolved: To approve and accept the reasons for absence

Apologies were also received from Wiltshire Councillor Holder due to a family emergency (post-meeting).

026/25 Chair & Vice-Chair Planning Committee for 2025/26

- a) Councillor Wood was nominated as Chair of the Planning Committee. There were no further nominations.

Unanimously Resolved: Councillor Wood elected as Chair of the Planning Committee for the ensuing year.

- b) Councillor Baines was nominated as Vice-Chair of the Planning Committee. There were no further nominations.

Unanimously Resolved: Councillor Baines elected as Vice-Chair of the Planning Committee for the ensuing year.

- c) The scheme of delegation and terms of reference for the Planning Committee was noted.

027/25 Declarations of Interest:

- a) Declarations of Interest

Councillor Haffenden declared a non-pecuniary interest in agenda item 9e (Land north of Berryfield Lane) due to living next to the development. During the meeting he also declared a non-pecuniary interest in agenda item 8a (PL/2024/11665).

Councillor Richardson declared a non-pecuniary interest in agenda item 7d (Land North of Top Lane, Whitley, as author of the CAWS (Community Action Whitley and Shaw) objection to the planning application.

- b) Dispensation Requests for this Meeting:

None requested.

- c) Parish Council standing dispensations relating to planning applications:
None.

028/25 To consider holding items in Closed Session due to confidential nature:

Resolved: Agenda item 12 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 12: Planning Enforcement as the start of legal action

029/25 Public Participation:

Standing Orders were suspended to allow Public Participation.

- a) Wiltshire Councillor Andrew Griffin, Melksham Without West & Rural

Wiltshire Councillor Andrew Griffin commented that he was present to observe and to take notes.

- b) Wiltshire Councillor Phil Alford, Melksham Without North & Shurnhold

Wiltshire Councillor Alford flagged comments made by Kenny Green (Wiltshire Council Planning Manager) at a recent Planning Committee meeting with concerns that Wiltshire Planning Department have about appeals.

Linked to the new National Planning Policy Framework (NPPF) if a council loses 10% of appeals it can have its ability to make planning decisions withdrawn. This has caused nervousness in Wiltshire Council's planning department as Wiltshire Council has had 7% overturned in the last two years. Wiltshire Councillor Alford suggested that this may be influencing how

planning applications are being reviewed by Wiltshire Council as they don't want them to go to appeal. Wiltshire Council are having to be very secure and robust about their decisions.

It was noted that the BBC had picked this up as a news article which had been circulated by the Clerk to members.

Wiltshire Councillor Alford commented that for the proposed development on Land off Woodrow Road (PL/2024/10674) he has robustly challenged the Planning and Highways officers to provide details/background on the advice they have been given on the highways report. He will circulate any response he receives.

Wiltshire Councillor Alford also spoke about application PL/2025/03513 Land North of Top Lane, Whitley. He has already registered his concerns and has asked for the application to be called-in for a decision by a Wiltshire Council planning committee. He has based his objections on development outside the settlement boundary and the flood risk. He also noted that the proposal is for less than 10 houses so is unlikely to make a significant impact on land supply and therefore this isn't a strong reason for approval.

c) Three residents spoke in opposition to planning application
PL/2025/03513 Land North of Top Lane, Whitley

Resident 1 commented that he was surprised by the application and felt that there was little time to respond. His initial concern was that the application is outside the settlement boundary and if the development was allowed to proceed there would be a risk of further development outside the boundary. He was concerned that in time Whitley would become non-existent.

Resident 2 commented that while he understood the problem, from his previous experience, he felt that this application was devastating due to the loss of countryside. He also didn't like that he would lose his view but understood that this wasn't a material consideration.

Resident 3 spoke passionately in opposition to the development. He had concerns that the planning consultants (Plainview Planning Consultants) used for the application are a national group who routinely use lack of land supply as a justification for speculative applications. He commented that the short consultation period, lack of public consultation and the items chosen for consultation suggested that Wiltshire Council were in fear of working against a national agency. He also highlighted that the location of the proposed development is known to contain archaeological interest, which is not minor, and therefore an archaeology report should have been included as part of the application/consultation process. He felt that the Planning Statement is littered with falsehoods, false claims and misdescriptions e.g. making reference to a pavement which is non-existent, and challenged how Wiltshire Council Planning Department could allow such a poorly prepared document to be the basis of a planning application.

The meeting reconvened and it was agreed to move item 7d up the agenda.

030/25 Planning Applications: The Council considered the following applications and made the following comments:

d) 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

Comments: The parish council OBJECT to this application

- Housing Land Supply and Development Plans

The justification for this speculative application in the Planning Statement is based on the lack of a 5-year land supply in Wiltshire, a perceived shortfall in the housing requirements from the emerging Joint Neighbourhood Plan, and doubt that the number of dwellings in the 2020-2026 Joint Melksham Neighbourhood Plan will be delivered. Members felt that the calculations were incorrect and didn't consider the Whitley Farm site allocation, dwellings which have already been built or where the applications are in progress. See evidence of housing numbers and status of neighbourhood plan allocations below. Members confirmed that the emerging Joint Neighbour Plan will deliver more dwellings than required in the Draft Local Plan. The review of the Neighbourhood Plan is currently awaiting Wiltshire Council's Decision Statement following the submission of the Examiner's Report.

The site does not feature in either the adopted Core Strategy, the draft Wiltshire Local Plan, the adopted Joint Melksham Neighbourhood Plan (1) or the emerging Joint Melksham Neighbourhood Plan (2). Members also noted that the site was not put forward as a potential site during the extensive Call for Sites exercise for the Neighbourhood Plan review, and the development does not provide the type of houses identified as required in the Housing Needs Assessment, which includes a dedicated section for Shaw & Whitley https://www.melkshamneighbourhoodplan.org/files/ugd/fcc864_a2d7a2620d174638b9b4898fc4194f4f.pdf

There is no allocation for Melksham in the adopted Wiltshire Housing Site Allocations Plan (adopted February 2020).

The reviewed version of the Neighbourhood Plan (2) has housing allocations for at least 453 dwellings across 5 sites.

Current status of Joint Melksham Neighbourhood Plan site allocations

Policy 7.1	Land at Cooper Tires, Melksham	100 dwellings	Proceeding through sale to new owners who have provided positive comments of moving to planning application in Reg 16 comments
Policy 7.2	Land at former Melksham Library Site, Melksham	50 dwellings	Contractor appointed for Design & Build, land owned by Wiltshire Council
Policy 7.3	Land South of Western Way, Bowerhill	210 dwellings & care home (which equates to 38 housing number)	Approved at outline by Appeal, at pre-app with parish council in May 2025 and new owners shortly to submit Reserved Matters application
Policy 7.4	Land at Whitley Farm, Whitley	<p>Conservation led redevelopment of redundant modern agricultural buildings and barns and conservation and reuse of Grade II listed Whitley Farm barn</p> <p>10 dwellings in Reg 14 versions of the NHP and viability report in NHP evidence base</p> <p>https://www.melkshamneighbourhoodplan.org/files/ugd/c4c117_67500181f96c450fab9633b614ac5f6f.pdf</p>	Pre app meetings have been held with land agents
Policy 7.5	Land at Middle Farm, Whitley	<p>18 dwellings in NHP1</p> <p>55 dwellings in NHP2</p>	<p>Current application PL/2024/09725 for up to 22 dwellings</p> <p>With statement in update to Examiner in March/April 25 of intent for allocation –</p>

			<i>submitted with Planning Comments as evidence</i>
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Shaw and Whitley housing numbers against draft Local Plan allocation

Source: Wiltshire Local Plan Pre submission Draft 2020-2038 September 2023

Page 82 Table 4.4 Distribution of housing growth for the Chippenham Rural Area

Shaw/Whitley

Housing Growth 2020-2038 **73**

Completions and commitments up to May 23 23

Residual at 1st April 2022 50

Site	Planning Application	Number of Dwellings	Status as at May 25
Middle Farm Site Allocation in adopted NHP1 (18 dwellings) and emerging NHP2 (55 dwellings)		55	NHP1 adopted July 2021 NHP2 Awaiting Wiltshire Council decision statement post Examiner report Planning application for 22 dwellings PL/2024/09725 With statement in update to Examiner in March/April 25 of intent for allocation – <i>submitted with Planning Comments as evidence</i>
Whitley Farm NP2 (number is approximate) see above table		10	NHP1 adopted July 2021 NHP2

			Awaiting Wiltshire Council decision statement post Examiner report
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	Under Consultation
Mavern House, Corsham Road, Shaw	2024/00631	1	Approved
Home Farm, Shaw	PL/2025/00965	2	Under Consultation
Land South East of Poplar Farm, Shaw	20/11342/FUL	1	Approved
26 Shaw Hill	PL/2023/06990	1	Approved
	Total	75	

The emerging Local Plan has allocations for 845 dwellings across 3 sites. This gives a total allocation of 1,328 set against a residual figure in the Melksham area of 1,120 and 50 for Shaw and Whitley (as at 31 May 2023) as set out in the draft Local Plan. In addition, the current Core Strategy sets out policies until 2026, and the housing allocation for the Melksham area has been exceeded to date (refer to evidence documents for the draft Local Plan Reg 19: September 2023). With regards to the 3 Local Plan allocations, they are currently at the following status:

Policy 18 (East Melksham): Planning application for 500 dwellings approved Application Ref: PL/2023/11188 - Outline Planning Permission Address: Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

Policy 19 (Bath Road): Pre app meeting held with public consultation for 200 dwellings planned for June 2025

Policy 20 (A3102 New Road Farm): Planning application for 295 dwellings PL/2024/10345

Members reiterated that Melksham Without Parish Council support plan led development not speculative developments such as this one.

The parish council refute the claims made in the Planning Statement that there is a perceived shortfall in the housing requirements from the emerging Joint Neighbourhood Plan, and doubt that the number of dwellings in the 2020-2026 Joint Melksham Neighbourhood Plan will be delivered, based on the evidence above, with clear evidence that the allocations in the draft Local Plan are also progressing at pace.

- Settlement Boundary

The proposed development is outside the settlement boundary for Whitley and Shaw. Members feel that it is important that the boundary is protected and by allowing this development a precedent would be set for further speculative developments outside the settle boundaries.

- Drainage and Flooding

The application states that the development land falls entirely within Flood Zone 1 (low risk). However, members with local knowledge of the area highlighted that there are significant drainage issues and a high risk of flooding on the land. There is also a concern that as well as local flooding, the development will exacerbate flooding elsewhere. The members noted and endorsed the comments of the local volunteer flood warden group CAWS CEG (Community Action: Whitley & Shaw Community Emergency Volunteers) who are active and highly regarded by Wiltshire Council's Drainage team. Reference to the Joint Melksham Neighbourhood Plan's Flood Risk and Natural Flood Management policies to be taken into account, as they specifically reference the South Brook catchment area which has been identified as a priority flood risk area due to surface water flooding. Whilst the application is for less than 10 dwellings, the parish council feel that the Drainage team should be consulted due to the sensitive nature of the flood risk in this area.

- Access

Top Lane, Whitley is a narrow road with a sharp bend at the location of the development which impedes visibility. Top Lane is also a bus route. Members with local knowledge report having observed near misses along the road and therefore believe that road safety should be considered.

- Heritage/Archaeology

There is evidence of the original medieval settlement of Whitely on this site, plus possible Roman remains. The site is also bounded on each side by Grade 2 listed buildings. Members felt that the development would be detrimental to the setting of these heritage assets.

Members reviewed and endorsed the objection comments made by Community Action Whitley and Shaw (CAWS) and their volunteer flood wardens (CEG) Community Emergency Group.

Members also commented that if Wiltshire Council are minded to approve the application, flood mitigation in the local and wider area must be considered.

Members feel that the length of the consultation was less than the standard 21 days and therefore felt rushed, as did residents.

Three residents left the meeting at 7.29pm

a) [PL/2025/03423](#) 8 Blenheim Park, Bowerhill, Melksham, SN12 6TA
Full planning permission: Conversion of existing dwelling into two dwellings with associated works.

Applicant: Mr & Mrs Russell & Amy Poulson

b) [PL/2025/03316](#) 8 Blenheim Park, Bowerhill, Melksham, SN12 6TA
Full planning permission: Demolition of existing attached garage and carport.
Erection of 2No. detached four bedroom dwellings.

Applicant: Mr & Mrs Russell & Amy Poulson

Comments: The 2 applications for 8 Blenheim Park were considered together.

The members felt that it was difficult to understand the 2 applications, and only one references the other in the planning statement. Overdevelopment was discussed as 4 dwellings are planned for a site with one dwelling currently. However, due to the size of the plot it was agreed that over development was not a concern.

The members were concerned that neither development would deliver a Biodiversity Net Gain on site. While it was noted that in the applicant's Bio-Diversity Net Gain Report that off-set loss can be achieved through offsite land or through the purchase of Statutory Biodiversity Credits, the committee felt strongly that it should be achieved on site, particularly as so much clearance of mature shrubs and trees has already occurred.

The members were concerned that the design of two new dwellings proposed in application PL/02025/03423, were not sympathetic to the design of other former RAF housing in the area. The committee felt that the application tries to show that rendered houses is the norm in the area, with specific photos of properties outwith the proposed development. Thus, seeking to support the proposal to render the new buildings. However, the RAF Officers Quarters reflect the heritage and history of RAF Melksham. The off-yellow brick used on the former RAF housing is representative of RAF married quarters across the UK in terms of construction and finish. Indeed, a recent extension to one of these properties used matching bricks so that it was not out of character. Whilst other developments have taken place around these houses, they have not been infill. The Parish Council believe that the proposals should continue with similar brickwork, sympathetic to the environment and not stick out as an infill to the historic setting (photographs to be supplied by the Parish Council of the local vernacular). Reference should be made to the Melksham Design Guidelines and Codes and the design policies in the adopted Joint Melksham Neighbourhood Plan 1 and the emerging Joint Melksham Neighbourhood Plan 2 (currently at examination).

Comments [PL/2025/03423](#): Object – off-set of the biodiversity loss should be achieved on site and the design should use similar brickwork (off-yellow),

sympathetic to the environment and not stick out as an infill to the historic setting

Comments [PL/2025/03423](#): Object – Off-set of the biodiversity loss should be achieved on site.

c) [PL/2025/03816](#) Vine Cottage, 11, Beanacre, Melksham, SN12 7PT
Householder application: Erection of a single-storey structural glass extension to the front elevation of the dwelling, projecting 2 metres and spanning 5.2 metres in width. The extension comprises full-height frameless glazing to the walls and roof and will be used as additional ground-floor living space.

Applicant: Mr Steve Hollowood

Comments: No objection

e) [PL/2025/03957](#) 5 Valentia Court, Bowerhill, Melksham, SN12 6FF
Householder application: Proposed First Floor Rear Extension.

Applicant: Mrs Clements **Comments by 29th May 2025**

Comments: No objection

f) [PL/2025/02015](#) The Willows, Lower Woodrow, Forest, Melksham, SN12 7RB

Full planning permission: Construction of a new garage and home office and associated change of use of paddock land to residential (C3).

Applicant: Mr & Mrs Fletcher **Comments by 29th May 2025**

Comments: No further comments to those submitted on 20th March 2025

g) [PL/2025/03991](#) 293 Sandridge Common Melksham, SN12 7QS
Householder application: Proposed Two Storey Side extension

Applicant: Mr Paul Smith **Comments by 30th May 2025**

Comments: No objection

031/25 Amended Plans/Additional Information:

a) [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

The Clerk made members aware of feedback received from residents of the Townsend Farm development who are very unhappy about the continued use of their private roadway for construction traffic to access the site during Phase 1 of the build and the damage being caused to their properties and the road. There are other issues which the Clerk advised were civil matters and outside the remit of the council.

Councillor Haffenden declared that he knew and was friends with one of the residents of Townsend Farm. He provided feedback, from the resident, with an update that construction of the main site entrance has met with further delay regarding the need for BT to remove their infrastructure at the entrance. During the BT work, conducted within the last few weeks, an electrical cable was discovered which means that the BT work has been delayed until the cable can be moved. Anecdotally, the resident is aware that this will delay the work by a further 6 months. Members felt that this was an unacceptable situation and that the developers should be told to stop work until the access situation was resolved.

Resolved: The Clerk to contact Wiltshire Council to ask for work on Phase 1 to be stopped until suitable site access is constructed.

Members noted the proposed site layout, swept path analysis, internal visibility splay and geometric assessment and considered the additional comments from Highways, Conservation and Education. Concerns were raised that the layout would require refuse collectors to move bins 25m (in each direction) at multiple locations on the site. Members felt that this was unacceptable, and that the layout should be redesigned to allow better access for the bin lorries and not cause additional workload for the refuse collectors.

Comments: The parish council object to this application. The site layout for Phase 2 needs to be revised such that it is not necessary for the refuse operative to move bins considerable distances, and permission should not be granted for this Reserved Matters application, and the construction should not commence, until the access issues for Phase 1 have been resolved.

Resolved: Members request that Wiltshire Council Andrew Griffin confirms (post-election) that this Reserved Matters application has still been called in.

032/25 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.

No new comments or documents

- 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.

No new comments or documents. It was noted that Wiltshire Councillor Phil Alford had followed up with the Highways Department the previous concerns raised by the parish council.

- 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

New comment from Rights of Way was noted.

- d) [PL/2024/09725](#): Land off Corsham Road, Whitley, Melksham (Planning application 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.

Wessex Water technical note was noted

- 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).

Comments: The members noted the new comments from Urban Design which require the applicant to revise the design to incorporate the proposed reinstatement of the canal. Members raised concerns that the design would also need to incorporate an access road to Berryfield

- f) [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.

The members noted the new comments from Ecology requesting additional information, and from Landscape and Conservation objecting to the application.

Resolved: Councillor Banes agreed to attend the Wiltshire Council Planning Committee Meeting for the application, once scheduled, to potentially speak on behalf of Melksham Without Parish Council.

033/25 To note Premises Licences decisions:

- a) 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.

The members noted that the Licensing Committee meeting had been rescheduled for 28th May 2025. None of the members were planning to attend the meeting.

034/25 Proposed Energy Installations:

- a) National Grid Electricity Transmission Compulsory Purchase Order 2025. <https://www.nationalgrid.com/electricity-transmission/network-and-infrastructure/cotswolds-project>

Comments: It was noted that this compulsory purchase order includes expansion of the Beanacre substation with the acquisition of land at Whitley Golf Course east of Corsham Road (B3353) and south of Westlands Lane. Preparation is expected to start in 2026 for a new shunt reactor, which will be delivered in 2027.

- b) To consider reply to parish council's formal response to Brockleaze BESS (Battery Energy Storage System) public consultation

Reponses have been received from Brockleaze to questions raised by CAWS.

Comments: Members would like to meet with representatives from Brockleaze. It was agreed that Wiltshire Councillor Phil Alford would also be invited to attend.

- c) To consider correspondence from the National Grid related to the substation upgrade and potential site visit

The clerk advised that she is reporting all construction traffic transgressions on Westlands Lane to the National Grid.

In correspondence, National Grid have offered a meeting at their substation site, where they can explain their work in more detail and answer any queries. Members were keen to attend a site visit. Councillor Richardson suggested including a couple of Shaw and Whitley residents with expertise in this area. Wiltshire Councillor Phil Alford has also been offered a site visit.

Resolved: Members would like to attend a site visit to the National Grid substation. Shaw and Whitley residents with expertise to be invited.

035/25 Planning Enforcement:

Comments: It was noted that the Clerk is still following up and providing evidence about the lambing shed and scaffolding company who do not have permission for their current activity.

036/25 Planning Policy:

- a) Joint Melksham Neighbourhood Plan

Comments: No update

b) Wiltshire Council's Draft Local Plan Examination

Comments: The clerk advised that a hearing on Wiltshire Council's Local Plan is being held to discuss their duty to co-operate. She explained that this was in reference to the duty to co-operate with statutory consultees and adjacent local authorities and is not applicable to interactions with local parish councils or neighbourhood planning. The hearing will not be available to listen to on-line.

c) Planning and Infrastructure Bill

Comments: The new government planning policy was noted

037/25 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 Gleasons

Resolved: It was noted that the s106 had been signed.

ii) Pathfinder Place:

Resolved: It was noted that the council are waiting for feedback from the solicitor with regards to transfer of the Play Area

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

No update

- iv) To note any S106 decisions made under delegated powers:

None to report

b) Contact with developers:

- i) Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504) – reserved matters

Resolved: Meeting notes of 6th May 2025 agreed and to be added into the Minutes.

The developer has requested a follow-on meeting on w/c 9th June 2025

- ii) Land at Bath Road (adjacent to Melksham Oak) - pre-application

Resolved: Meeting notes of 6th May 2025 agreed and to be added into the Minutes.

- iii) To consider the best days and times for scheduling meetings with developers

There are currently two meetings with developers to be arranged:

- Barratt Homes
- Developer for the Land North of Berryfield Lane

Comments: It was agreed that Tuesdays and Wednesdays were preferred for developer meetings.

Pre-App Meeting with representatives of Hannick Homes regarding land East of Melksham Oak School held on Tuesday, 6th May 2025 at 10.00am at Melksham Without Parish Council Offices at Melksham Community Campus

Present: Councillor Richard Wood (Chair of Planning)
Councillor Alan Baines (Vice Chair of Planning)
Councillor David Pafford (Vice Chair of Council)
Councillor Mark Harris

Wiltshire Councillor Nick Holder, Bowerhill

Teresa Strange, Parish Clerk

Fiona Dey, Parish Officer

Glenn Godwin, Land & Planning Consultant, Hannick Developments Ltd

Chris Minors, Operations Director, Hannick Developments Ltd.

As Chair of Planning, Councillor Wood chaired the meeting and welcomed Glenn and Chris to the meeting and introduced those present.

Glenn explained they are now in a position to progress with an outline planning application as the site is allocated in the emerging Local Plan. He commented that, in the application, they have taken note of the comments from the previous pre-application (pre-app) with Melksham Without Parish Council in 2021.

He explained that Hannick is planning a public consultation within the next 4 weeks and are planning to hold this at Melksham Town Football Club or Melksham Rugby Football Club as they are close to the site location. Other members of the Hannick team will be present at the consultation, including from the highways team to help answer any specific questions.

Glenn explained that Hannick having been undertaking a number of assessments in consultation with David Way and Geoff Wilmslow at Wiltshire Council and have reached a Statement of Common Ground in line with the Local Plan allocation. Glenn expects an outline planning application to be made within the next 6 weeks.

Glenn stated that ecology surveys have been completed and have identified that most protected species are found at the site borders and in the hedgerows. The site plans will protect the existing hedgerows with the exception of a punch-through for one road. The trees on the site have been surveyed and there are some veteran trees which will form focal points in the design. Archaeology will need to be investigated but there are no constraints.

Glenn presented the context plan (document: 210205 I 01 03 A Context Plan A1.pdf) showing the location of the site. The plan also includes the route of the potential Melksham by-pass.

Glenn then presented the Wiltshire Council Local Plan Pre-Submission (document: WLPR Concept Plan.pdf). He explained that this shows the 2.0ha set aside for Melksham Oak Community School (MOCS) expansion and a Wessex Water easement across the site which can't be developed and will be left as open space. Blue and green infrastructures are shown.

Glenn then presented the concept masterplan (document: Concept Masterplan 3003 Rev B.pdf) which he commented is similar to the plan from Wiltshire Council.

He commented that the Flood Risk Assessment (FRA) indicates that the southern edge of the development could be prone to surface water flooding. However, the risk of flooding has been reduced by 70% by more accurate modelling, slight remodelling of the landscape and by increasing the depth of the watercourses.

Glenn explained that the plan is currently for about 200 dwellings. This is less than the previously planned 240 dwellings due to the set aside of land for the school expansion. The 2ha set aside was decided following conversations with the MOCS and with the Local Education Authority. It was thought to be the maximum amount of space needed to accommodate an additional 300 pupils. Glenn commented that it was expected that any school expansion would take place within the existing site, but the set aside plan would accommodate displaced open space, such as sports pitches or car parking.

Nick Holder commented that there are currently 300 vacancies at MOCS so there is no immediate need to create additional school places.

Glenn agreed with Nick, that there are no definite plans from MOCS or Wiltshire Council to expand the school. He also emphasised that the 2ha was the maximum predicted space needed.

A question was asked about what happened to the land if the expansion didn't take place. Chris responded that a s106 might define that it would be retained for education use for 10 years and possibly then revert to the developers.

Glenn went on to present the site access plan (document: SK02-Reev B Site Access Arrangement and Cycle Improvements.pdf). He commented that the access had been designed to be optimum for visibility. A Toucan crossing had been included on the A365 at the site entrance to provide a link to the footpath and cycleway on the south side of the road. This had been developed with Chris Mead, Highways Officer, at Wiltshire Council (noted that Chris has now left the council).

CONCERNS RAISED BY MEMBERS

Access to MOCS

It was noted that children from the development would need to cross the A365 twice to access MOCS, as there is no space for a footpath on the north side of the road.

The councillors felt strongly that this was not satisfactory and that an entrance to the school directly from the development would be needed.

Nick Holder commented that this would need to happen.

Glenn commented that it had been assumed that the school would not want an additional access point but there was scope within the residential area to add one. He agreed to discuss options with MOCS executive Head David Cooper and White Horse Federation.

Access to Primary Schools

It was noted that the closest primary school to the development was Bowerhill, as the planned primary school at Pathfinder Way has not been progressed and other primary schools are more distant. It was felt that the development is isolated from Bowerhill and the rest of Melksham which may deter children from walking to school.

A365 Speed Limit and Turning Right from the Development

Several existing risk points for turning on or off the A365 were identified: right turn out of MOCS, right turn into Bowerhill lane, right turn into Hornchurch Road. It was noted that turning right from the development onto the A365 combined with the proximity of the Toucan crossing would also be difficult. It was noted that, as proposed, relocation of the change of speed limit from 30mph to 40mph (travelling away from Melksham) would be better further east along the A365. It was also noted that the potential Gompels development would also impact the road speeds. **Therefore, it was suggested that a s106 should include a comprehensive speed limit review.**

Proposed number of Dwellings, density and appearance

Councillors questioned why the proposal for about 200 dwellings was higher than the 135 allocated in the NHP and why the development was encroaching into the space indicated in the Local Plan allocation to be open space. Glenn explained that the increase is based on detailed plans and evaluations, and even with 200 dwellings they are in excess of the open space ratio requirements because of SUDS and surface water drainage areas. The overall housing density is 37 dph which Glenn commented was similar to other developments. There will be a total of 5.5ha of residential development and the design includes focal points of 2.5/3 storey buildings.

Councillors questioned the mews/terrace in the southern corner of the site and whether this would be affordable housing. Glenn explained that this would be a farmyard type arrangement as there was only one way in and out. He also confirmed that 40% of dwellings would be Affordable Housing in line with the Local Plan but that the location of the Affordable Housing has not yet been considered. The clerk confirmed that the council would want to see affordable housing dispersed across the development.

Glenn also confirmed that there would be no gas on site, every dwelling would have an Electric Vehicle charging point, and that there would be heat pumps and solar panels.

The Parish Clerk explained the Parish Council had a list of things they requested from developers, such as circular walks, provision of bins and play equipment, with the Parish Council taking on responsibility for any LEAPs installed. The Parish Officer agreed to forward the list of requests.

Glenn and Chris thanked the Parish Council for their time and agreed to send details of the planned public consultation.

Meeting closed at 11.15am

Meeting with representatives of Barratt Homes regarding land South of Western Way held on Tuesday, 6th May 2025 at 11.30am at Melksham Without Parish Council Offices at Melksham Community Campus

Present: Councillor Richard Wood (Chair of Planning)
Councillor Alan Baines (Vice Chair of Planning)
Councillor David Pafford (Vice Chair of Council)
Councillor Mark Harris

Wiltshire Councillor Nick Holder, Bowerhill

Teresa Strange, Parish Clerk
Fiona Dey, Parish Officer

Alex Winter, Design and Planning Manager – Barratt Homes
Charlotte Counsell, Technical Co-ordinator - Barratt Homes
Sean Hindes, Lead Designer, Pegasus Group

As Chair of Planning, Councillor Wood chaired the meeting and welcomed Alex, Charlotte and Sean to the meeting and introduced those present.

Charlotte provided the following summary of the meeting:

Hi Teresa,

Thank you very much for your time meeting us regarding the proposed development south of Western Way. I have summarised the points raised below which will be considered as we develop our proposals.

- *There are concerns regarding access to the site. It was suggested that the emergency access point to the northeast of the site could be used for construction access during construction of the development. It was suggested that the emergency access point to the northeast of the site could be used for construction access during construction of the development.*
- *'What counts as an emergency access point needs' to be confirmed specifically in relation to the need to access the care home.*
- *It was requested that there could be additional footpath linkages both east and west to provide connectivity across the site to the adjacent school etc. During the meeting it was explained that we are only able to carry out works within the boundary of our development, During the meeting it was explained that we are only able to carry out works within the boundary of our development.*
- *Location and layout of two attenuation ponds are to be detailed within RM applications.*
- *With regards to the MUGA (Multi-use games area), it was requested to include a 'Teen shelter' within this area. The intention of this is to draw older youth away from the LEAP area and other public open space. As the northern pond area is being reduced in size, the location of the MUGA could be proposed in an alternative location away from the care home and allotments.*
- *It was confirmed that the specification of street tree pits and the selection of tree species would be considered during the design process to ensure that long term health of trees can be promoted whilst safeguarding the adjacent properties from root damage and soil heave.*
- *The Affordable housing mix has been provided within the agreed S106, The Parish would like to see the inclusion of affordable bungalows. We can confirm that the S106 requires 2x Bungalows to be provided as part of the Affordable mix.*
- *The Parish expressed the desire for 'starter homes' (Smaller homes targeting first-time buyers). Barratt confirmed that, within the open market mix, they would be looking to provide a mix of 2 bed and smaller 3 bed homes to meet this need.*
- *The industrial estate to the south of the development will be considered as part of the reserved matters application, with the support of our specialist consultant.*
- *The Parish raised the point about historic Wessex comments regarding foul capacity. Parish to forward Wessex Water consultation response to local plan submission. Barratt to make contact with all utility providers regarding capacity.*
- *Parish raised concerns regarding the management of the POS during the period from completion to handover of the POS areas including play areas. Barratt confirmed that these areas will be maintained by our in-house adoption management team until such time that they can be handed over to the management company.*

- *The Parish requested that an area for a parish notice board was included within the proposals. The board would be installed by the Parish.*
- *The Parish provided a printed list of requirements they would like to see considered as part of developments in their area. Barratt will review and seek to include where possible.*

We propose to come and present the developed design prior to RM submission and to demonstrate how we have incorporated your comments. If you could suggest a convenient date after the 9th June, we can get something in the diary.

The following additional points were discussed at the meeting:

- Members expressed the need for a robust construction management plan.
- Members expressed a desire for additional footpath linkages both east and west to provide connectivity across the site to the adjacent school etc. While Barratt cannot carry out works outside the boundary of their development, they did offer to build a spur, at an appropriate break in the tree line, to link with the neighbouring development.
- The Barrat team commented that the Care Home will be developed separately by a specialist company still to be identified. It is expected that the Care Home will be completed within the overall timeframe for the residential build.
- The distance to the nearest shop/pub was noted to be significant. The Barratt team responded that, as shops/pubs were not included in the outline plan, they could not be added at this stage

Meeting closed at 13.15pm

Meeting closed at 8.28pm

Chairman, 16th June 2025