

**MINUTES of the Planning Committee of Melksham Without Parish
Council held on Monday 21st July 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, Peter Richardson and Martin Franks.

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

In attendance: Wiltshire Councillor Nick Holder,
Melksham Town Councillor Saffi Rabey
6 members of the public (1 from 7:00pm, 5 from 8:11pm).
Councillors Tony Hemmings, Martin Haffenden (from 8:01pm) and Anne Sullivan (from 8:01pm) joined the meeting as observers

On Zoom: There was one member of the public attending remotely via Zoom.

147/25 Welcome, Housekeeping and Announcements:

The Chair welcomed everyone to the meeting and read out the housekeeping message. 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.

148/25 Apologies:

There were no apologies as all members of the Planning Committee were present.

149/25 Declarations of Interest:

a. Declarations of Interest

Councillor Harris declared an interest in agenda item 6d (Village Hall, Bowerhill) as the named applicant and Chair of the Bowerhill Village Hall Trust. It was agreed that as his interest was non-pecuniary he would be present for the discussion but would not vote.

Councillor Franks declared an interest in agenda item 6a (Manor Farm, Sandridge Common) as he is a friend of the applicant. It was agreed that it was a non-pecuniary interest.

b. Dispensation Requests for this Meeting:

None requested.

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

150/25 To consider holding items in Closed Session due to confidential nature:

Resolved: Agenda item 11 (Planning Enforcement) and item 14 (First Port and Bowood View Management Company) 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 11: Start of legal action.

Agenda item 14: Start of legal action.

151/25 Public Participation:

Standing Orders were suspended to allow Public Participation.

a. The applicant for PL/2025/03423 and PL/2025/03316 (8 Blenheim Park, Bowerhill – agenda items 7a and 7b spoke to explain the revisions that had been made to the applications and how the council's previous objections had been addressed.

She noted that one of the council's concerns had been about loss of character and not keeping with the local RAF vernacular. She explained that the existing dwelling needed significant unpinning which has compromised the structure of the bricks. It has been calculated that ~40% of the bricks need to be replaced. However, the applicants have been unable to source the original type of brick or to find a suitable match. Therefore, rather than having patchwork brickwork they have chosen to create a modern design that looks distinctly different with render with timber slats. She noted that the colour of the render will be matched to the original brickwork. It was noted that the new dwellings would be built in yellow brick.

The second concern which had been raised by the council was that neither development would deliver a Biodiversity Net Gain (BNG) on site. The applicant explained that a large number of brambles had been removed in order to understand the boundaries of the plot. The applicant had been advised by an ecologist that in order to deliver the BNG on site, the brambles would have to be replaced with more brambles + 10%. These would have to be in a fenced off area, separate to the garden. The applicants felt that this would leave an undesirably small garden, therefore, they have chosen to offset the BNG off-site. She explained that as an applicant they are responsible for finding a company who can offer BNG credits and that they are searching for companies in Wiltshire. It was clarified that there will be a planning condition that development cannot commence until the BNG plan has been agreed by Wiltshire Council.

The applicant advised that the wildlife would have been displaced to the remaining trees and ditch, and that they have allowed for a reptile home as per the biodiversity report, bird boxes, bat boxes and hedgehog holes.

b. Wiltshire Councillor Nick Holder, Bowerhill

Wiltshire Councillor Holder noted that he was recused from agenda item 8f and would step out of the room when the item was being discussed.

He noted that he was in support of the planning application for 8 Blenheim Park (agenda items 7a and 7b) and had requested that it was called in to committee if the applications were refused.

The meeting reconvened.

152/25 Planning Applications: The Council considered the following applications and made the following comments:

- a) [PL/2025/05303](#) Manor Farm, Sandridge Common, Melksham, SN12 7QT. Full Planning Permission: Change of use of agricultural field to a camping site. Applicant: Mr G Walters

Comment: No comment

- b) [PL/2025/05406](#) 103 Top Lane, Whitley, SN12 8QH. Householder Application: Internal remodelling of dwelling and annexes to form single living space, and proposed single storey front and rear extensions, and formation of a front facing dormer, and rendering of front and side elevations. Applicant: Peters

Members discussed the application. It was noted that it was a good size plot and that the new dormer window at the front of the building would not overlook any neighbours. It was noted that an objection had been raised by a neighbour, to the rear of the property, with concerns about being overlooked from the Velux windows. It was confirmed that the application increased the number of Velux windows at the rear from three to five, however members felt that the distance to the neighbouring property mitigated concerns about being overlooked.

Comment: No Objection

- c) [PL/2025/05424](#) Whitley Golf Course, Corsham Road, Whitley, SN12 8EQ. Full Planning Permission: Demolition of Existing Driving Range, Replacement Driving Range to Include Shop Area, Extension of Existing Car Park Along with Minor Alterations to Existing Club House. Applicant: Whitley Golf Club

Members commented positively about the application, noting that it contributes to health and wellbeing as well as promoting Whitley.

It was noted that Policy 3 of the referendum version of the Joint Melksham Neighbourhood Plan 2, requires that development proposals in locations with known flooding issues [such as Whitley] should include appropriate mitigation and construction methods, and, where appropriate contributions towards wider catchment projects. It was suggested that if JCBs were working on site, they could also be used for some drainage works in the area of 208-209 Corsham Road as these properties are prone to regular internal property flooding. There is a current flood prevention plan drawn up by Richard Williams of the Wiltshire Council Drainage Team in February 2025 with ditch work on the boundary between the golf course and the affected properties.

Comment: Support.

- d) [PL/2025/05523](#) Village Hall, Halifax Road, Bowerhill, SN12 6SN. Full Planning Permission: To install a Sustainable Drainage System to alleviate flooding of the village hall car park during and following periods of significant rainfall. Applicant: Mr Mark Harris

Councillor Harris explained that the drainage work was needed to mitigate problems with flooding in the carpark. He explained that the drainage system would be connected into an outlet on Halifax Road.

Comment: No Objection

- e) [PL/2025/04408](#) Land at Studley Farm, Atworth, Melksham. Lawful Development Certificate for an Existing Use: Certificate of Lawfulness for the implementation of planning permission PL/2021/08690 through the completion of a Preliminary Works package granted under PL/2025/02594. Applicant: Melksham Calne Green Limited

Comments: Members noted that, apart from a cable route to Westlands Lane, this application is outside the parish. They also felt that they were not qualified to assess the application and therefore have no comments.

- f) [PL/2025/05620](#) 42 Blenheim Park, Bowerhill, Melksham, SN12 6TA. Householder planning permission: Retrospective permission for a replacement garden fence. Applicant: Mr Terry Deakin

Councillor Harris raised concerns about the proliferation of new fences being built which don't comply with planning law.

Comments: No Objection

- g) [PL/2025/05758](#) 44B Westlands Lane, Beanacre, Melksham, SN12 7QE. Householder planning permission: Single storey front extension, conversion of existing attached garage into reception room and addition of a detached garage. Applicant: Mr R Chapel

Comments: Object

Members were concerned that the proposed garage was in front of the established building line as there are no other close neighbours with garages in the front garden. It was noted that the nearest dwellings with garages in the front gardens (45E and 45F Westlands Lane) have their garages set back from the road, unlike in the application being considered.

Members were also concerned about the fate of the tree close to the proposed location of the garage. Members considered that moving the proposed garage closer to the house and ensuring that the tree was retained to shield the garage in the Streetscene, might be a more acceptable solution.

Members raised no objections about the planned changes to the house.

- h) [PL/2025/05408](#) Land at Norrington Lane, Shaw, Wiltshire. Application for the approval of the Biodiversity Gain Plan following PL/2025/01259.

It was noted that this application does not require public consultation and no documentation was available.

153/25 Amended Plans/Additional Information:

- 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

Members felt that having listened the comments made by the applicant, they had fewer concerns about the application. However, a concern was raised about the weathering of the timber cladding as this can visually deteriorate.

Standing orders were suspended to allow the applicant to respond.

The applicant explained that it is proposed to use natural timber cladding which can be resin treated in order to prevent weathering and to keep the cedar tone. This is the applicant's preference but will be subject to the requirements of the planning officer.

The meeting reconvened.

Comment: No objection, provided the timber cladding is resin treated to maintain the cedar colour.

- 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

Members were aware that a neighbour had mentioned restrictive covenants on the land in their objection. Although not a material reason for an objection, members asked the applicant whether they were aware of the covenants.

Standing orders were suspended to allow the applicant to respond.

The applicant explained that they were aware of the covenant and had sought legal advice. They also noted that they had still brought forward the planning application.

The meeting reconvened

Comment: No objection.

One member of the public left at 7:45pm.

- 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

Members noted that a large number of amended plans and additional information had been submitted for review. Initial comments were made but

they also asked that the Clerk request an extension to the consultation period to allow more time for thorough consideration.

Resolved: The Clerk to request an extension to the consultation period

The Clerk provided a summary of the draft Heads of Terms for the S106 legal agreement, and raised some points of concern. These will be documented and sent to Development Management and the Applicant.

Comments: Members welcome the developer's response to previous Melksham Without Parish Council suggestions. They ask for an extension to the consultation period to allow more time for thorough consideration of all the revised documentation. The council have reviewed the draft Heads of Terms for the S106 legal agreement and will send comments shortly. Melksham Without Parish Council request that they are involved in S106 negotiations.

- d) [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

It was noted that this was a late addition to the agenda under the standing item for consultation on amended plans. Members felt that they had had insufficient time to thoroughly review the amendments.

Resolved: The Clerk to request an extension to the consultation period.

154/25 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.

New comments from Conservation, Rights of Way, Public Protection and Wessex Water were noted.

- 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

New documents (site layout, drainage statement and plans for compliant bungalow and compliant maisonette) and new comment from Ecology were noted.

- c) **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

It was noted that the application had been refused on 16th July 2025. It was highlighted that one of the reasons for refusal was that it lay outside the settlement boundary and the significant weight of the advancing Joint Melksham Neighbourhood Plan 2. It was also noted that the applicant may appeal the refusal decision but that by the time of the appeal the Wiltshire Local Plan would be further advanced and therefore hold more weight.

- d) **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.

No new comments or documents to date.

- 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).

No new comments or documents to date

Resolved 1: To approve the notes from meeting with the developer (Thursday 3rd July 2025) with the following corrections:

- The title should refer to Berryfield Lane not Berryfield Road.
- In the section 'Access' reference to the east and west sections needs to be transposed

The notes are confidential until the planning application has been resubmitted and therefore will be appended to future meeting minutes.

Resolved 2: To submit the notes (with corrections) as a formal response to the planning application with following additional comments:

- Melksham Without Parish Council feel that the revised plans do not address the comments which they have submitted previously. They also strongly request that the roads associated with the canal are built at this stage to alleviate the problems of construction traffic using Berryfield Lane and Berryfield Park.

Wiltshire Councillor Nick Holder left the room at 8:07pm

- 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 outcome of the Strategic Planning Committee on 1st July 2025 was noted.

The Clerk noted that there was nothing in the Planning Officer's report about bird management for the issue raised by the Wiltshire & Bath Air Ambulance about prevention measures to avoid bird strikes.

Resolved: To reiterate to Wiltshire Council that the parish council feel that their approach to the Gompels application was not consistent with the recent comments submitted by Economic Development on the Octavian planning application. The fact that one site was an extension on an existing site did not correlate with the nature of the comments that were supplied. Members felt that the comments on Octavian, equally applied to Gompels. To reiterate the request for a bird management plan to mitigate potential bird strikes for the route of the Air Ambulance.

Wiltshire Councillor Nick Holder rejoined the meeting at 8:09pm.

- g) [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

New comment from Highways was noted

155/25 Premises Licences applications and decisions:

No new applications to discuss.

156/25 Proposed Energy Installations

- a) **Halfway House Farm, Beanacre proposed Battery Energy Storage System (BESS)**

Resolved: To approve the notes from the meeting with the developer (Wednesday 9th July 2025) (attached as Appendix 1)

It was noted that the developers are now looking at setting up a public consultation event, as well as providing answers to the questions asked and considering the relevant sections in the Joint Melksham Neighbourhood Plan 2.

- b) **National Grid related to the substation upgrade**

The date and time of the meeting planned with National Grid at MWPC offices on Monday 22nd July were noted.

157/25 Planning Enforcement:

Discussed at the end of the meeting

Five members of the public joined the meeting at 8:11pm.

158/25 Planning Policy:

- a) **Joint Melksham Neighbourhood Plan:**
- i. **Resolved:** To approve the minutes of the Neighbourhood Plan meeting held 5th June 2025. This was approved by the parish council as the Steering Group had not stepped down.

- ii. The upcoming presentation to Melksham Town Council on 22nd July 2025 by Vaughan Thompson of Place Studio (Neighbourhood Plan Consultants) was noted.
- iii. The Clerk advised that she was going to attend the count on the evening of the Referendum as the official observer for the parish council and Steering Group.
- iv. **Resolved:** To sign the petition calling for reinstatement of future Neighbourhood Plan funding and technical support by Central Government, and to support the comments made in parliament by the local MP in favour of reinstatement.

- b) The Wiltshire Local Plan examination – Outcome following Stage 1 hearings was noted
- c) The Planning Reform Working Paper – Speeding Up Build Out was noted
- d) The press release on Future Homes Standard: New Homeowners to Benefit from Rooftop Solar and Cheaper Bills was noted
- e) Government Consultations – to consider submitting response to:
 - i. Consultation on Reforming Planning Committees
 - ii. Consultation on Changes to Biodiversity Net Gain

The Clerk advised that she had not had an opportunity to read these and therefore was unable to provide any guidance.

Resolved: to consider the government consultations, if they were still open, at the next planning committee meeting.

159/25 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

No updates

- ii. Pathfinder Place:

No updates. It was noted that one of the signs in the play area needs to be re-covered.

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

No updates.

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

None

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

Resolved: To approve the notes from meeting with the developer (Monday 30th June 2025) and to submit these as a formal response to the developer.

The notes are confidential until the planning application has been submitted and therefore will be appended to future meeting minutes.

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

No update

iii. **Land at Old Love's Farm, Bath Road, Bowerhill**

Resolved: To approve the notes from meeting with the developer (Monday 30th June 2025) and to submit these as a formal response to the developer (attached as appendix 2).

160/25 The update on First Port & Bowood View Management Company was noted. No confidential information was discussed.

161/25 Planning Enforcement: No confidential information was discussed.

- A new Planning Enforcement investigation for Westlands Lane, Beanacre was noted; this related to the noise from the perimeter fence posts being installed that residents reported was heard from 7.30am to 6pm and therefore outside of the conditioned working hours.
- It was noted that additional evidence had been submitted for the "Lambing Shed" Enforcement investigation on Semington Road.

Meeting closed at 8.16pm

Chairman, 28th July 2025

Appendix 1

Meeting with representative of Enray Power regarding Land Forming Part of Halfway House Farm held on Wednesday 9th July 2025 at 12.00 noon 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 (Planning Committee Member)
Councillor Peter Richarson (Planning Committee Member)
Teresa Strange, Parish Clerk
Fiona Dey, Parish Officer
Finn Blundell, Planning Manager, Enray Power

As Chair of Planning, Councillor Wood chaired the meeting and welcomed Finn to the meeting.

Finn explained that didn't have any information to present but was happy to answer any questions from Melksham Without Parish Council (MWPC).

Finn confirmed that the site would not be accessed via Chapel Lane in Beanacre. He explained that the proposal was to build access roads, on existing farm tracks, to access the site from the north. The access from the A350 would be via the existing Halfway House Farm turning.

A second access was proving difficult due to having to obtain the relevant land rights. As an alternative, Enray Power are following the National Fire Chiefs Council Guidance and have planned to have two fire water tanks, one at each end of the site. They are using a consultant, Greenfire Solutions to create the fire risk management plan and a report.

Finn advised that they are expecting to make a planning application before the end of July. Finn committed to respond to the questions submitted by Community Action Shaw and Whitley (CAWS) prior to the planning application.

MWPC felt that the consultation document was not very clear, particularly regarding access, and that the feedback form was very leading and disingenuous. It was also highlighted that the residents of Beanacre didn't feel engaged in the consultation process and didn't fully understand the proposal. It was noted that the residents are sensitive to new proposals as, due to their proximity to the Melksham National Grid substation, they are surrounded by multiple developments.

MWPC recommended that a consultation meeting should be held with the local community and suggested that St. Barnabas church room would be a good location. **The Clerk to send the details of locations suitable for a public consultation meeting to Finn.**

It was highlighted by MWPC that there are on-going concerns about construction noise from the residents of Westlands Lane. It would be expected that hours of construction would be limited in the Construction Environmental Management Plan (CEMP) and that adherence to the CEMP was monitored.

Finn explained that the consultation doesn't include the cable routing for the connection to the Melksham National Grid sub-station as this will be the subject of a separate planning application. He indicated that the route was likely to be south to the A350, along the A350 and then northwest along the verge of Westlands Lane, or across the fields (preferred) to the sub-station. It was noted that how the railway would be negotiated was yet to be decided.

MWPC challenged the need for more BESS storage capacity. Finn explained that the government are encouraging schemes as more energy from renewables is expected in the future to meet the government's 2050 net zero target.

MWPC asked whether the BESS could be connected to the overhead high voltage lines. Finn explained that the system was 132 kV which doesn't match the 400 kV of the overhead lines.

Finn confirmed that the site was approximately 2.5 ha with about half of that having infrastructure. Finn noted that there was no room for future expansion and that the capacity in the future could be increased by changing the batteries, with planning consent, to more efficient ones as the technology is developing.

Finn explained that the development was expected to be a 6-9 month build.

Councillor Richardson raised concerns about the safety of the batteries given that there have been three fires in the UK this year, with others globally.

Concerns were also raised about surface water drainage, which is already an issue for Beanacre and would be compounded by run-off from firefighting activities. Finn explained that the batteries would be installed on top of a gravel substrate under which would be a holding tank. The tank would not collect rainwater but would switch into use in the case of firefighting activities. The contaminated firefighting water could then be removed from the tank by tanker after the event. It was noted that earlier schemes would not have included this technology.

MWPC raised concerns about operating noise. Finn confirmed that an acoustic report would be included in the planning application. An acoustic barrier was planned but if this was determined to be insufficient then each battery could be surrounded by noise attenuation kit, such as that provided by Wiltech Acoustics.

Finn confirmed that the planting scheme for the site is being developed by an ecologist and landscaper to achieve the required Biodiversity net gain.

Finn confirmed that Enray Power would be happy to discuss Community Benefit from the scheme. It was suggested that mains drainage for the remainder of the village might be an option.

The Clerk highlighted that the emerging Joint Melksham Neighbourhood Plan 2 includes Policy 2 on Local Renewable and Low Carbon Energy and Associated Infrastructure which includes BESS, and Policy 3 on Flood Risk and Natural Flood Management.

The Clerk to send details regarding the Joint Melksham Neighbourhood Plan 2.

Meeting closed at 1.00pm

Appendix 2

NOTES OF MEETING WITH SILVERWOOD PARTNERSHIP ON MONDAY 30th JUNE 2025 AT 12.45PM RE: OLD LOVES FARM, (pre-app)

Present: Councillor Richard Wood (Chair of Planning)
Councillor Alan Baines (Vice Chair of Planning)
Councillor John Glover (Chair of Council)
Councillor David Pafford (Vice Chair of Council)
Councillor Mark Harris (Planning Committee Member)
Councillor Martin Franks (Planning Committee Member)
Teresa Strange (Parish Clerk, Melksham Without)
Kevin Bird (The Silverwood Partnership)

Kevin presented an illustrative plan for the proposed development on land south of Old Loves Farm. He explained that the plan had been developed to try to mitigate the points raised in AECOM 3345. The illustrative plan sets out the parameters for landscaping, ecology, biodiversity and access. Siting, design and internal highways will be considered at the Reserved Matters stage.

- The development will be for 50 houses with open spaces and buffer zone.
- Vehicular access will be from a new junction off the A365 (east of Bowerhill Lane).
- There will be a pedestrian/cycle access onto the A365 which will connect to the existing footpath on the southern side of the A365. There will also be a second pedestrian/cycle access in the southwest corner of the development onto Bowerhill Lane. This will be aligned to the footpath leading to Hornchurch Road.
- Two small swales are planned for surface water run-off. These discharge into the Bowerhill Lane ditches.
- A 10m wide ecology buffer is proposed along the eastern, southern and western site boundaries to maintain and enhance bat flight paths. It will also extend the distance to the neighbouring properties on the southern edge of the site. The buffer will have gated entrance points to restrict public access.
- Ecology surveys have been completed. The reports from traffic surveys, a road safety audit, landscape and heritage surveys are nearing completion. An archaeology desk-top survey was conducted. It is expected that a scheme of investigation will be needed.
- The intention is to submit the planning application in July.
- It was noted that residents had been invited to meet with Kevin earlier that morning but that only one resident had been present.

Members asked questions and raised concerns on a number of topics:

- It was highlighted that the Parish Council have significant concerns about the safety of the A365 in this area. There are already road safety concerns relating to the safety of turning into/out of Melksham Oaks Community School and Bowerhill Lane, speeding and inappropriate overtaking. There are a number of new developments, including this one, that need to be considered as part of a holistic review of the safety measures needed for the road.
- It was clarified that there would be a small LEAP and a trim trail around the site (avoiding the ecology buffer area). It was suggested that the developer could also contribute to improving and maintaining the more extensive facilities in the Hornchurch Road play area.
- Concerns were raised about the runoff of the surface water into the ditches on Bowerhill Lane, as these ditches are known to flood. Additional load could result in backflow and flooding in the Hastings Road area. Kevin explained that the swales would be used to control the flow of water and that water would only be released at the same rate as from the current greenfield site.
- It was questioned whether the development impacts on the grade II listed Old Loves Farm building. Kevin explained that the plan included open space to separate the heritage asset from the development. The Heritage assessment had concluded that the impact would be less than substantial (low).
- Questions were asked about the walking routes to primary schools. It was noted that Bowerhill Primary School would be the closest but that the shortest walking route arrived at the back of the school which cannot be accessed. As the proposed school at Pathfinder Place is currently on hold, the other primary schools are significantly further away. This may encourage parents to drive their children to school. It was also noted that there is a significant distance from the development to the nearest local amenities (shop, pub etc).
- It was clarified that 30% of the site would be affordable housing but that the type and tenure of the houses was outside the developer's control and would be directed by the Planners.
- It was noted that this development is speculative and not plan led, and that the Parish Council have a strong preference for plan led development. It was also noted that this development was outside the settlement boundary. Kevin responded that as Wiltshire does not have a 5-year land supply the settlement boundary argument is moot. Members explained that the Joint Melksham Neighbourhood Plan 2 has passed examination, is going to referendum on 31st July and therefore carries significant weight.

Kevin was keen to understand what the parish wanted included in an S106 agreement. The Clerk will send the list of requests for new developers to Kevin.

Meeting closed at 1:35pm