

**MINUTES of the Planning Committee of Melksham Without Parish
Council held on Monday 24th November 2025 at Melksham Without
Parish Council Offices**

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

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

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

In attendance: Wiltshire Councillor Nick Holder
Councillors Mark Blackham and Tony Hemmings (as
observers)
1 member of the public
1 representative from Gompels

On Zoom: One member of the public

335/25 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.

The Clerk announced that members had been invited to Melksham Town Council's Economic Development meeting being held on 25th November 2025 as representatives from Gompels (PL/2024/11426: Land to the South of A365 Bath Road and West of Turnpike Garage) and Aldi (PL/2025/07044 Former Countrywide Site) would be present.

Members were also made aware that a further Future Energy Landscape community event was being held at The Pound Arts Centre in Corsham being held on 25th November 2025 at 7.30pm.

336/25 Apologies:

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

337/25 Declarations of Interest:

a. Declarations of Interest

Councillor Richardson declared that in his Chair role on Community Action Whitley & Shaw (CAWS) he had been in contact with the applicant for PL/2025/08613 Land South of 214B Corsham Road to discuss community benefit, and also with the representative from Gompels (PL/2024/11426: Land to the South of A365 Bath Road and West of Turnpike Garage) as part of the BESS (Battery Energy Storage System) working party. He didn't consider either a pecuniary interest.

Councillor Baines declared an interest in PL/2024/10674 Land off Woodrow Road as he lives opposite the site.

b. Dispensation Requests for this Meeting:

None requested.

338/25 To consider holding items in Closed Session due to confidential nature:

Resolved: Agenda items 9 (Appeals) and 13 (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 9: Start of potential legal action.

Agenda item 13: Start of potential legal action.

339/25 Public Participation:

Standing Orders were suspended to allow Public Participation

a. Wiltshire Councillor Nick Holder, Bowerhill

Wiltshire Councillor Holder commented that he and the Clerk had been in email communication with Kenny Green (Planning Manager at Wiltshire Council) regarding Wiltshire Council's defense of the appeals to be discussed in closed session (agenda item 9). He noted that Wiltshire Council's Statement of Case is publicly available on the planning portal.

Wiltshire Councillor Holder noted that he continues to be recused from discussion on the Gompels development (PL/2024/11426 - agenda item 7a).

Wiltshire Councillor Holder commented that revised documents were available for New Road Farm (PL/2024/10345 - agenda item 8a) and he was hopeful that a better highways response was included.

He also noted that no date had been set for the 50 dwellings at Bowerhill Lane (PL/2025/06105 - agenda item 8c) to be considered at the Western Planning committee or for Land south of Western Way (PL/2025/07391 – agenda item 8d) to go to the Strategic Planning Committee.

The meeting reconvened.

Wiltshire Councillor Holder left the meeting at 7:07pm

340/25 Agenda item 7a – Amended plans for Land to the South of A365 Bath Road and West of Turnpike Garage, (PL/2024/11426) was brought forward.

Standing Orders were suspended to allow Public Participation

The representative from the applicant, Gompels, thanked the council for their support of the application. She explained that a number of documents had been added to the planning portal to address the Case Officer's original recommendation for refusal. She summarised the updates for ecology and legal compliance with habitats regulations, noise impact assessment, drainage scheme revision, landscape enhancement, reinforcement of separation between developments and improved relationship of the development with the surrounding countryside. The site plan and highway plan have been updated to reflect landscape and drainage changes, and to provide a coherent and well-integrated proposal. A planning addendum has been submitted to demonstrate how the proposal meets policy requirements and how refusal reasons have been addressed.

The Gompels representative explained that an independent economic benefits statement has been commissioned and submitted. It confirms the substantial economic benefit of the proposal by providing 196 permanent jobs on site and up to 284 temporary jobs during construction. It suggests that Knorr-Bremse will occupy the vacated space and by moving to the site it is expected that they will increase the number of on-site jobs from 500 to around 625. Another 50 jobs are expected from another occupier. Gompels feels that this is too good an opportunity to be missed for Melksham.

A member of the public (MP1) challenged the Knorr-Bremse job figures quoted by the applicant. He stated that the numbers were unrealistic and that he had information from a senior employee at Knorr-Bremse which suggested that no additional jobs would be created.

Members were concerned that the information provided by MP1 contradicted the information provided to the applicant by the Knorr-Bremse organisation.

Councillor Blackham (who is not a member of the planning committee) questioned whether the stance of the council had changed since the application was originally considered at the Planning Committee Meeting held on 4th February 2025 at Bowerhill Village Hall, where members resolved to have NO OBJECTIONS to this application (Min 402/24).

Councillor Wood, as Chair of the Planning committee, confirmed that the resolution for NO OBJECTION held.

Councillor Blackham then questioned why a member of the Planning Committee (Councillor Baines) had spoken in favour of the application at the Wiltshire Council Strategic Planning Committee which considered the application on 1st July 2025?

The Clerk explained that at the Planning Committee Meeting prior to the Wiltshire Council's Strategic Planning Committee, the comments to be made by Councillor Baines were discussed and agreed (Min 105/25g).

The meeting reconvened.

Members discussed the challenge faced by Wiltshire Council in determining this application and the need to balance the opposing views of location and impact vs employment. Members still consider employment most important and have no evidence to doubt the employment figures provided by the applicant. Members had no additional comments to submit on this application.

Wiltshire Councillor Holder rejoined the meeting at 7:24pm

341/25 Planning Applications: The Council considered the following applications and made the following comments:

- a. [PL/2025/08613](#) **Land South of 214B Corsham Road, Whitley, SN12 8QF** Permission in Principle: Erection of up to 5 Dwellings Applicant Name: Mr Tom Nicholas

Comments:

Members felt strongly that this application should be refused for the following reasons:

- 1) The application is speculative and not a site allocated in either the Joint Melksham Neighbourhood Plan 2 (made on 4th August 2025) or the emerging Wiltshire Council Local Plan. Wiltshire Council's current Core Strategy, and its

emerging Local Plan do not include this site as a strategic allocation. Members believe that it should be refused for the same reasons as for application PL/2024/07097 Land south of Snarlton Farm (300 dwellings), which was refused at the Strategic Planning committee on 5th August 2025. This has now gone to Appeal, and the Case set out by Wiltshire Council is still relevant and applies to this application. It details that the Melksham Neighbourhood Plan has full statutory weight, that the site conflicts with the Melksham Neighbourhood Plan (NHP) spatial strategy, that the NHP allocates sufficient housing and in fact, exceeds requirements and that paragraph 14 of the NPPF applies. The parish council request that Wiltshire Council are consistent in their approach and apply these principles to this speculative development, outside of the settlement boundary.

Decision reason for PL/2024/07907:

“The development as proposed, would materially conflict with the Council's strategic core policies CP1, CP2 and CP15 of the adopted Wiltshire Core Strategy, as well as significantly and demonstrably conflicting with the Joint Melksham Neighbourhood Plan 2, 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 and that the application is hereby refused in full compliance with the National Planning Policy Framework paragraph 14”

At the 5th August 2025 Strategic Committee meeting there was discussion as to whether the Plan allocations (Local and Neighbourhood) were coming to fruition, and that is detailed below. The plan led approach is working, with applications coming forward for pretty much all of the sites in both plans, ahead of them being made, and therefore this speculative site is not required to contribute to the 5-year housing land supply in this Melksham Neighbourhood Plan area. It is not the role of the Melksham Neighbourhood Plan to fulfil the shortfall in the 5-year land supply for the whole of Wiltshire.

For the refreshed Melksham Neighbourhood Plan 2, the Qualifying Bodies were given an indicative number to allocate by Wiltshire Council of 200 houses in Melksham and Bowerhill and 70 in Shaw and Whitley, a total of 270. The completed Neighbourhood Plan proposes a total of 453, enough to cover any potential increase of housing numbers required in the Local Plan when finalised.

- Policy 7.1 Cooper Tires a brownfield site for 100 dwellings, the site has been recently sold, and some light touch demolition work has commenced since August with a further demolition application now approved PL/2025/07169
- Policy 7.2 Land at the former Melksham Library site, a brownfield site 50 dwellings for older people. This project is being progressed by Wiltshire Council as landowner and developer, with pre application meetings arranged with the qualifying bodies in September and a public consultation undertaken on 20th October. Planning application to be submitted in January 2026. The existing buildings were demolished some time ago.
- Policy 7.3 Land South of Western Way, Bowerhill for 210 houses and 70 bed care home. This site has outline permission following Appeal and has been bought by Barratt Homes who have submitted a Reserved Matters application PL/2025/07391.

- Policy 7.4 Land at Whitley Farm, Whitley, this is for a heritage led development and as such has no housing number assigned, but in previous Regulation 14 versions of the Plan had a nominal 10 and 15 dwellings indicated.
- Policy 7.5 Land at Middle Farm, Whitley, this has an allocation for 50 dwellings, an increase on its original allocation of 18 dwelling in the first Neighbourhood Plan, and a current planning application for 22 dwellings awaiting decision; and includes an illustrative masterplan with 57 dwellings. PL/2024/09725.

Wiltshire Council's three Melksham sites in the Local Plan have already started their journey through the planning system, increasing in housing numbers as they do so.

- Policy 18 for Blackmore Farm has an approved outline application for 500 dwellings (425 dwellings in the policy which covers a larger site area).
- Policy 19 for land adjacent to Melksham Oak School has met with the parish council at pre application stage, and has conducted public consultation, with a planning application for some 205 houses submitted PL/2025/06749 (135 dwellings in the policy)
- Policy 20 Land at the A3102/New Road Farm is a current planning application (full, not outline) and has been for some time, for 295 dwellings (285 dwellings in the policy).PL/2024/10345

As they stand today, they will bring 1000 more houses to the Melksham Neighbourhood Plan area. With the new Melksham Neighbourhood Plan 2 numbers, this gives a projected number of 1,453 extra houses by 2038 against the identified number in the Local Plan of 1,120.

For Shaw & Whitley, specifically, the figures below are those that have 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 (which had 15 and then 10 dwellings) for the Whitley Farm site allocation in the Melksham Neighbourhood Plan 2. The Reg 14 A and Reg 14 B consultations for Whitley Farm site included viability assessment and initial pre application discussions showed more houses than those in the Regulation 14 versions of NHP2. The total comes to 75, with the emerging Local Plan saying approx. 70/73 dwellings requirement. In addition, the NHP2 site allocation for Middle Farm is a planning application for 22 dwellings, with a NHP2 site allocation for 55 dwellings, but an indicative masterplan showing 57 dwellings has now been uploaded to the planning portal PL/2024/09725. The parish council believe that these planned numbers are more than sufficient to meet the needs of the community and speculative developments 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		55	NHP2 made 4 th August 2025

NHP2 (55 dwellings)			
Whitley Farm NP2 (number is approximate)	<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 & 15 dwellings in Reg 14 versions of the NHP and viability report in NHP evidence base, but no actual housing number in NHP2</p> <p>https://www.melkshamneighbourhoodplan.org/files/ugd/c4c117_67500181f96c450fab9633b614ac5f6f.pdf</p>	10	NHP2 made 4 th August 2025
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	

- 2) The site is outside the settlement boundary for Shaw/Whitley as defined in Wiltshire Core Strategy Policies 1 and 15. Policy 6: Housing at Defined Settlements in Joint Melksham Neighbourhood Plan only supports developments within existing settlement boundaries unless there is an evidenced local housing need.
- 3) The site is adjacent to and connected to the settlement boundary of Whitley. This development would increase the risk of coalescence of Whitley and Shaw in contradiction to Policy 19: Separation of Settlement in Melksham Joint Neighbourhood Plan which requires development proposals to respect the separation between Whitley and Shaw. Members do not believe that there are any economic, community and/or environmental benefits which would outweigh the harm to the area between the two settlements.
- 4) The site is in the Southbrook catchment area which has been identified as a priority flood risk area due to surface water flooding. Water from the higher ground in Shaw and Whitley is diverted across Corsham Road and on to the Shaw School Playing Field with internal property flooding regularly occurring in properties south of Corsham Road. We have copied our comments to the Drainage team and think they should be asked to comment on this application. Please pay particular attention to NHP Policy 3 Flood Risk and Natural Flood Management especially “Development proposals in locations with known flooding issues should include appropriate mitigation and construction methods, and, where appropriate, contributions towards wider catchment projects.
- 5) A previous application on the site (16/11951/FUL) was refused and the subsequent appeal (APP/Y3940/W/17/3185863) dismissed. The Planning Inspector for the appeal commented:

“Taking all of the above into account, whilst recognising there would be some small social and economic benefits, these clearly do not outweigh the environmental harm that would come about from the site’s location beyond settlement limits and within the open countryside. Even if there was still a housing land shortfall, the harms would significantly and demonstrably outweigh the benefits. The environmental harm indicates the proposal would not be sustainable development”.

Members believe that this statement is still valid.

- 6) The site was considered in the development of Melksham Joint Neighbourhood Plan 2 and was included in the AECOM Site Options and Assessment 2023 report as site 3246. The site was identified as potentially suitable for development but was not taken forward in the Neighbourhood Plan. The report concluded:

“The site is potentially suitable for allocation for residential development. The site is adjacent and connected to the settlement boundary of Whitley. It is excellently located at existing bus stops with local public transport links into Melksham Town Centre and is in close proximity to local services in Shaw and Whitley. Suitable access could be created to support residential development. It is connected to a continuous pedestrian network.

The site is relatively free from development constraints; however, development of the site would increase the risk of coalescence of Shaw and Whitey with some impacts on the local landscape character. In particular, the southern section of the site contributes to the rural separation of the two settlements and should remain relatively open in character.

At present Whitley does not have a clear southern settlement edge to the east of Corsham Road. Existing mature trees along the site's southern boundary could potentially help soften the settlement edge and support the rural transition of Whitley to the open countryside. Any potential mitigation landscape buffers should consider how they may support the local green infrastructure network. The site falls under the recommended Green Wedge between Whitley and Shaw (Location 1) of the JMNP Green Gap and Green Wedge Assessment 2023.

Development of the site may also have some impact on the character of short views to and from the Public Rights of Way to the north which would need to be appropriately mitigated. Further heritage assessment would be required to understand the development impacts on the setting of a number of listed buildings in close proximity.

Development of the site may lead to the loss of the Best and Most Versatile Agricultural Land subject to detailed surveys (Grade 3)"

The full report can be read here

https://www.melkshamneighbourhoodplan.org/files/ugd/fcc864_5b51e5ab85a04bf0ae388ad92d5fb754.pdf

The representative from Gompels left at 7:30pm

- b. **[PL/2025/08762](#) Annexe, Kays Cottage, 489 Semington Road, Melksham, SN12 6DR** Certificate of Lawfulness for use of existing annexe as separate dwellinghouse (Revised Application) Applicant Name: Mr Paul Williams

Comments: Object

As per the previous application (PL/2024/11639), the parish council maintain their objection to the application on the grounds that they cannot identify any change from the previous application. Members recommend that Wiltshire Council's legal team review the legal case carefully. Members also noted that the division of the property to create the Annexe as a separate dwelling is in contradiction with the conditions of 14/08915/CLE.

342/25 Amended Plans/Additional Information: The Council considered the following amended applications and made the following comments:

- a. **[PL/2024/11426](#)**: Land to the South of A365 Bath Road and West of Turnpike Garage (Gompels) was considered in MIN 340/25.
- b. **[PL/2025/07044](#) Former Countrywide Site, Bradford Road, Melksham** Full planning permission Proposal: The construction of a new discount foodstore, car parking, access and landscaping on land at Bradford Road, Melksham. Applicant Name: Aldi

Comments: No Objection in principle provided adequate drainage is in place to mitigate the flood risk on site and beyond. Joint Melksham Neighbourhood

Plan 2 Policy 3 Flood Risk and Natural Flood Management states that Development proposals in locations with known flooding issues should include appropriate mitigation and construction methods, and, where appropriate contributions towards wider catchment projects. The South Brook catchment area, where this development is located, has been identified as a priority flood risk area by both the Environment Agency and Wiltshire Council for its surface water flooding.

Members noted that this application is not in Melksham Without Parish but is adjacent to the boundary and therefore did not comment on the details of the application.

Councillors Hemmings and Blackham and a member of the public left at 7:40pm

343/25 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

It was noted that an Amended Plans consultation notice had been received earlier in the day.

Comments: Members welcomed the changes to the proposed development in the amended plans. However, they were concerned that the impact of noise from the heat pumps was not addressed in the Noise Addendum.

- 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 welcome and support the comments submitted by Highways/Sustainable Transport in the Memorandum dated 14th November 2025. Members felt that the proposals from Highways/Sustainable Transport address some of their concerns, but they reiterate their call for a holistic review of the A365 Bath Road from the Bowerhill Roundabout to the east of Turnpike Garage (MIN514/24ai) taking into account PL/2025/06105 (Land at Bowerhill Lane, Bowerhill, Melksham for 50 dwellings) and PL/2024/11426 for a large warehouse for Gompels, which both access on to the A365 close to this development.

Members also reiterated their call for a pedestrian access from the development directly into Melksham Oak Community School.

- 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

Comments: Members felt that the applicant and planning officer for this application should be aware of the comments submitted by Highways/Sustainable Transport in the Memorandum dated 14th November 2025 on PL/2025/06749 - Land North of Bath Road (A365) due to the proximity of the two developments especially the comments about the Bowerhill Lane access.

- d. [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

Members remain concerned that the site access during the construction phase has not been defined. They remain strongly opposed to construction access being via Maitland Place. They noted that this needs to be clarified before the application is considered by Wiltshire Council Strategic Planning committee.

Resolved: The Clerk ask to speak directly with the Barratt Homes, the Highways Officer and the Planning Officer to seek clarification.

Resolved: To feedback to Development Management that some documents on the planning portal cannot be opened and read – for example the consultee responses from Environmental Health, Open Space Team and the Environment Agency on application PL/2025/07391.

Wiltshire Councillor Holder left at 7:58pm

- 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).

Although not within the development boundary, members were concerned that the trees on the triangle of land between Berryfield Lane and Berryfield Park could be damaged during the construction phase of the development.

Resolved: To include the trees on the triangle of land between Berryfield Lane and Berryfield Park to the tree survey being conducted on behalf of the parish council, and to progress Tree Preservation Orders (TPO) applications being made, based on their impact on the street scene as mature trees.

- f. [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 updates

- 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

No updates

Resolved: to update the agenda to include a standing item comment on any Planning in Principle applications received within the required timeframe (14 days).

344/25 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 explained that she had spoken with Place Studios and developed a plan for the parish council's approach to the appeals for Land South of Snarlton Farm (PL/2024/07097) and Land off Woodrow Road (PL/2024/10674). The Appeals Plan had been circulated to members of the planning committee prior to the meeting. In the meeting the Clerk shared a draft proposal and quotation from Place Studios for their activities.

Recommendation: to progress the Appeals Plan with Place Studios and to agree the quotation for an initial £1,994 excluding VAT, to attend meetings and draft representations. A further cost to be incurred if Vaughan Thompson attends the Hearings to represent the council, to be determined at a later date, but approved in principle now.

Resolved: to give delegated powers to the Clerk with Councillor David Pafford (Chair of Neighbourhood Plan Steering Group and Acting Chair of Council) and Councillor Richard Wood (Chair of Planning Committee) to progress the plan to meet the required timelines following their meeting with the Wiltshire Council defence team on 26th November.

- 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 appeal 6001365 and that the appeal would be determined by the Planning Inspector based on Written Representations.

Councillor Richardson had produced, using AI, a summary of Wiltshire Council's defence case for the appeal on Land South of Snarlton Farm. It was agreed that the comments would also be relevant to the appeal for Chapel Lane.

Resolved: to approve the submission of the summary of Wiltshire Council's defence case as the basis for additional comments as a Written Representation.

Resolved: to submit the summary of Wiltshire Council's defence case as additional comments on PL/2025/06105 Land at Bowerhill Lane and PL/2025/00626 Land North of Berryfield Lane.

345/25 Proposed Energy Installations

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

It was noted that this is one of the schemes that form part of the cumulative impact discussion (item d).

- b. Lime Down Solar

Resolved: The Clerk to have delegated powers to submit comments on behalf of the parish council (before the 9th January 2026 deadline) reiterating and supporting the Community Action Whitley and Shaw (CAWS) submission, when available.

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

It was noted that the cabling work been Studley Solar Farm and the National Grid substation will start in January 2026, although the solar farm has not yet been built.

- d. Update on Wiltshire Council Engagement about Cumulative Impact

Councillor Richardson summarised a set of slides that had been produced by Community Action Whitley and Shaw (CAWS) on the cumulative impact of energy generation and battery energy storage systems (BESS) in Shaw, Whitley and the surrounding area.

It was noted that the projects around Shaw and Whitley currently include 10 BESS schemes, 9 solar farms, 11 connections into Melksham substation (cable runs), 7 National Grid projects at Melksham substation and 9 Future Energy Landscape candidates. These have been summarised onto a single map.

The slides have been developed to tell the story of the current situation and to inform a number of meetings:

- A meeting with Future Energy Landscapes and Wiltshire Council's Climate team, who ran the Corsham Community Energy Workshop - scheduled for Thursday 28th November 2025
- A meeting with Nic Thomas (Director – Planning, Economy and Regeneration) and the Wiltshire Councillor Foster (Cabinet member for Strategic Planning) - requested but not scheduled
- A meeting with Sam Howell (Head of Highways) and Wiltshire Councillor Smith (Cabinet member for Highways) - requested but not scheduled

Resolved 1: The Clerk to follow-up on scheduling the cumulative impact meetings with Wiltshire Council officers and cabinet members.

It was noted that CAWS are planning press releases about cumulative impact and the level of engagement from Wiltshire Council if no progress is made within a short period of time.

Resolved 2: To give the Clerk delegated powers to respond/support the press release from CAWS, if appropriate.

Resolved 3: The Clerk to raise the issue of cumulative impact with Wiltshire Area Localism and Planning Alliance (WALPA) when they meet on 25th November.

e. Future Energy Landscapes in Wiltshire

Members noted the Corsham Community Energy Workshop report and were concerned that 9 of the proposed locations supported in the workshop are on the northern boundary of the Melksham Without Parish.

Resolved: To return the Survey on renewable energy in the Corsham area, following the meeting with Future Energy Landscapes (on Thursday 28th November 2025), highlighting concerns about the accumulation of sites on the parish border, the impact of cable routes connecting into Melksham substation, and the need to consult with Melksham Without Parish residents who will be affected by the proposals.

346/25 Planning Policy:

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

- i. Checklist as protocol for considering planning applications.

Members discussed the checklists when considering planning applications to ensure that all the relevant policies are considered. Council Richardson suggested that Artificial Intelligence (AI) tools might be able to help summarise planning information against policy statements. It was also suggested that Material Considerations are printed onto large boards to inform Members of the Public attending the planning meetings.

Resolved: Officers to continue to work on options for increasing the effectiveness of making planning representations

- ii. Standing item to reflect on responses to planning applications for future review of the Neighbourhood Plan

Resolved: to add New Employment Sites to the list of potential policies for a future review of the Neighbourhood Plan.

b. **Wiltshire Council's Draft Local Plan Examination:**

It was noted that examination of the Local Plan had been delayed by the plan examiners. It was noted that the delay may have an impact on the upcoming planning appeals.

- c. The announcement from Wiltshire Councillor Adrian Foster, Cabinet Member for Planning and Housing, that from 11th November 2025 all planning applications that come to Wiltshire will have to include houses for social rental, not just affordable rental was noted.
- d. It was noted that Wiltshire Council's Local Nature Recovery Strategy (LNRS) has been adopted and published.
- e. It was noted that the government had announced a consultation on a revised version of the National Planning Policy Framework (NPPF) by the end of the year. This includes a "default yes" to applications near well

connected rail stations, and notification to the Planning Inspectorate for applications over 150 dwellings that are being recommended for approval but overturned by the Local Authority Planning Committee.

347/25 Premises Licenses applications and decisions:

None

348/25 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

Councillor Richardson provided an update. It was noted that the contractors have left site due to weather related safety issues but will need to return to complete the works.

- b. Semington Road

The Clerk provided an update and it was noted that an enforcement notice had been issued.

349/25 S106 Agreements and Developer meetings: (*Standing Item*)

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

No updates

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

Members noted the correspondence and update from the Clerk on the proposed change to the s106 highways condition. They also noted that the Clerk was arranging a site visit with a contractor to get a quote for the footbridge connection with Bowood View.

The Clerk also provided an update on whether play area off site contributions from Townsend Farm phase 1 & 2 can be used to refresh and develop the parish council's play area at Berryfield Park. For phase 1 there should be play equipment on the development (to be confirmed) but, if not, there should be money available. She is waiting for a response about phase 2.

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

None

- b. Contact with developers:

Resolved: With the correction of one typo, to approve the notes from the meeting with Corsham Cricket Club regarding plans for new facilities and artificial pitch at Beanacre Community Field (attached as Appendix 1)

Meeting closed at 9:30pm

Chairman, 8th December 2025

Appendix 1

NOTES OF MEETING WITH CORSHAM CRICKET CLUB

ON MONDAY 10th NOVEMBER 2025 AT 1:00PM

RE: New Pavillion at Beanacre Community Field

Present: Councillor Alan Baines (Vice Chair of Planning)
Councillor David Pafford (Acting Chair of Council)
Councillor Mark Harris (Planning Committee Member)
Councillor Tony Hemmings (Councillor and lifetime member of Corsham Cricket Club)
Teresa Strange (Parish Clerk, Melksham Without)
Fiona Dey (Parish Officer, Melksham Without)
Peter Dennet (Corsham Cricket Club)
Paul Jackson (Corsham Cricket Club)

Peter and Paul explained that Corsham cricket Club (CCC) took over the Community Field in Beanacre in March 2022 and played their first game there in July 2022. The field is currently used for the 3rd team, academy and girls/women's cricket.

It was explained that the cricket club are currently using the School Room at St Barnabas Church for changing, however footwear is starting to cause damage to the School Room floors. Therefore, CCC would like to build a pavilion containing three changing rooms on the edge of the field.

A number of different locations of the field were considered by the preference is to make use of the south-west corner of the site as this will minimise any impact on adjacent properties. A public consultation has been held; residents and the church are in support of the proposed location.

The need for planning permission was discussed. The Clerk advised that, although a temporary structure, the pavilion's size and proximity to heritage assets is likely to result in it needing planning permission. However, she advised that Wiltshire Council would be able to provide a definitive answer and recommended seeking pre-application advice.

It was noted that Melksham Without Parish Council lease the play area and adjacent field. Access for maintenance needs to be maintained but it was noted that the proposed location will have no impact on the access.

It was noted that the pavilion will be a temporary structure, but CCC would like for it to have electricity and water connections. It was noted that the pavilion will not include toilets and that these would still be available at the Church.

Councillors questioned whether the field would be available for community use or just for use by Corsham Cricket Club. Peter and Paul commented that it is already in use by a Church cricket team and that they had been approached about setting up a walking cricket team.

Peter and Paul explained that the project will cost approximately £30k. Some of this will be provided by Corsham Cricket Club and they will apply for an English Cricket Board (ECB) county grant. It was suggested to Peter and Paul that they could request a water connection from Wessex Water as Community Benefit. It was also suggested that Scottish and Southern Electric (SSEN) offer grants for communities, such as Beanacre, impacted by their projects.

Peter and Paul explained that they had also applied to Melksham Area board for a grant but had been told that their grant would not be successful.

Councillors were positive about the proposed pavilion and proposed that support in principle for the pavilion should be sought from the Full Council.

Meeting closed at 2:00pm