

**MINUTES of the Planning Committee of Melksham Without Parish Council
held on Monday 28th April 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 Franks.

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

There were five members of the public at the meeting, with some wishing to speak on various agenda items. There were no attendees of the public attending remotely via Zoom.

535/24 Welcome, Housekeeping and Announcements:

Councillor Wood 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.

536/24 Apologies:

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

537/24 Declarations of Interest:

a) Declarations of Interest

Councillor Peter Richardson declared a non-pecuniary interest in agenda item 6e, planning application for 89 Corsham Road, due to knowing both the applicant and neighbours, and in agenda item 6d, planning application for Whitley Brow, due to knowing and having visited the applicant.

Councillor Martin Franks declared a non-pecuniary interest in agenda item 9a (WTF Festival) as he knew one of the organisers of the event and his family. He also occasionally works for one of the contractors who is listed for the WTF event.

b) Dispensation Requests for this Meeting:

None requested.

c) Parish Council standing dispensations relating to planning applications:

It was noted that the parish council has a dispensation lodged with Wiltshire Council to deal with S106 agreements relating to planning applications within the parish.

538/24 To consider holding items in Closed Session due to confidential nature:

Resolved: Agenda items 10d, 12a and 13b 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. This is in line with Standing Order 3d for the following reasons:

10d: Correspondence from the Stop Lime Down Campaign as would prejudice their campaign

12a Update on the Joint Melksham Neighbourhood plan as not yet in the public domain until published by the Examiner

13b Contact with Developers as their proposals not yet in the public domain

539/24 Public Participation:

The Council suspended Standing Orders for a period of public participation.

A resident spoke as volunteer Director of Bowood Residents Management company. He explained that First Port, the Site Managing Agent, had taken money from the Residents' Management Company (RMC) without authorisation, and have not paid the contractor for gardening services provided. As a consequence, the contract with First Port was terminated by the RMC. However, First Port have not transferred the balance of funds (estimated at £25k from fees collected from the residents in February 25) and there is doubt that they will do so. The resident has been exploring options available to the RMC to replace the Site Managing Agent but without funds available this is proving difficult. The resident asked whether Melksham Without Parish Council would consider taking over the RMC's responsibilities.

It was noted that annual fees had been collected in February directly by First Port, and that the issue had been raised with Action Fraud as it was a criminal matter. It was also noted that the MP Brian Mathew had been made aware of the issue.

The clerk advised that the item could not be discussed in this planning meeting as it was not on the agenda. It was agreed that the item would be added to the agenda of the next full council meeting.

The resident left the meeting at 7.12pm

Two residents (the applicant and a neighbour) spoke regarding the application for 89 Corsham Road.

The applicant summarised the reasons for the development and the planning history. He commented that following rejection of the application in 2023, they engaged a new architect and have developed a new design taking into account planning advice and the planning inspector's comments, and with minimal impact

on the neighbours. They have sought pre-application advice from Wiltshire Council planning officer who advised to submit this a separate dwelling rather than an annex. He highlighted the support he had for the development from residents in his immediate neighbourhood and noted that there had only been one objection to the application. He is seeking council support for the application to provide certainty for the future for his family.

He also noted that there was a site-specific flood risk assessment prepared by SDS consulting (expert civil engineers) as part of the appeal to the application in 2023 and that it is already in the public domain. The report included simple mitigations, which he is happy to be included as conditions of approval, and concluded there was a minimal risk of flooding to the property or neighbouring properties of surface water flooding.

A neighbour from a property adjacent to 89 Corsham Road spoke in opposition to the application. He stated that he was sympathetic to reasons for the application but took a longer-term view. He highlighted three points of concern:

- Increased risk of flooding to his property and surrounding grounds, especially as his property is on a lower level to the proposed development and due to its age has shallow footings. In 2014 his property was flooded and has been subject to surface water flooding of surrounding grounds in recent years due to increase in rainfall. He commented that the area of the proposed dwelling has also been subject to surface flooding. He has not seen a flood risk assessment and therefore cannot comment on any mitigations put in place to reduce the risk to surrounding properties that are already high risk. He feels that flood risk should be a major consideration in assessing the planning application.
- Direct impact on character and vista of his property. His property described as having monument status in the Design, Heritage and Access statement and he is in the process of registering his 17th century property as an undesignated heritage asset. He commented that the proposed dwelling would immediately abut his curtilage which would seem inappropriate for a heritage asset.
- Noise Disturbance. The neighbours home office (described in the application as an outbuilding) is located on the boundary adjacent to the location of the new dwelling. He is concerned that noise from construction and then from residency of the proposed dwelling would impact on his ability to continue to use the Office as his place of work and leaving him with no other location to work from.

The neighbour also commented that in the spirit of compromise, if the concern of increased risk to the flooding of his property and neighbouring properties could be addressed, why could a single storey extension not be considered here?

The Chair asked the Councillors if there were any questions for the applicant or the neighbour.

Councillor Baines sought clarification that the change in the application from an annex to a separate dwelling was made at the suggestion of the planning officer, and that in future it may be possible for the proposed dwelling to be sold separately to 89 Corsham Road.

The applicant confirmed that yes, the suggestion for a separate dwelling had been made by the planning officer. And although not the intention of the application, in the future the dwelling could be sold separately providing an asset to the village as it has been designed with a disabled person in mind.

The meeting reconvened, and it was agreed to move item 6e up the agenda.

540/24 Planning Applications: The Council considered the following applications and made the following comments:

e) [PL/2025/03261](#) 89 Corsham Road, Whitley, Melksham, SN12 8QF

Full Planning Permission: Erection of a new dwelling.

Applicant: Mr & Mrs Nathan & Claire Hall

Comments:

The members discussed a number of points related to the application. There was a split of views, but it was generally felt that this was an improved application compared with the previously rejected application from 2023. It was acknowledged that the application would have an impact on the neighbour at 88 Corsham Road but that it may not be material enough to lead to an objection.

The majority of the discussion focussed on the flood risk and size/street scene

- Flood risk: It was clarified that a flood risk assessment was conducted in 2023 as part of the appeal to the previous application. The report is already in the public domain but will be added to the current application.

It was also noted that, except in 2014 when there was significant flooding across the village, there is no evidence of flooding issues on the west side of Corsham Road (where this property is located). There is also no evidence that flooding on the east side of Corsham Road has an impact on the west side. It was noted that the driveway of 89 Corsham Road does get waterlogged but that this was unlikely to cause flooding elsewhere.

It was highlighted that the NPPF has a requirement to identify downstream implications, and a question was raised about whether the application had met its requirements. It was suggested that Wiltshire Council experts need to judge the seriousness of the flood risk and that this should be part of the consideration.

The Meeting was suspended to allow the applicant to provide detail on the flood mitigations recommended in the flood risk assessment:

The applicant explained that there were a number of measures including raising the height of the proposed dwelling by 150mm and lowering an area of his driveway to mitigate risk of flooding to neighbouring properties.

The meeting reconvened

- Size/Streetscene:

It was noted that the outline planning approval granted in 2015 did not specifically deal with the scale of the building at that time, but in that application, it was assumed that it would be a 2-storey dwelling. Councillor Harris commented that felt that a single storey dwelling would be more appropriate.

It was noted that both 88 Corsham Road and 89 Corsham Road should be considered as important heritage buildings within the village. The proposed dwelling is set away from the main dwelling at 88 Corsham and has no rear or side windows so there are no issues with privacy. The development is set back from the road and is screened by an existing large tree and therefore doesn't sit heavily on the street scene.

Comments: No objection - subject to confirmation from Wiltshire Council that the appropriate mitigation for flooding meets the NPPF

Councillor Harris proposed that the application be called in. The proposal was not seconded.

The remaining 4 residents left the meeting at 7.44pm

a) [PL/2025/01630](#) Belmont, 410 The Spa, Bowerhill, Melksham, SN12 6QL
Householder Application: Part retrospective/regularization works to the rear patio/garden.
Applicant: Mr Lee Emery

Comments: No objection

b) [PL/2025/02107](#) Shaw House, Bath Road, Shaw, Melksham, SN12 8EE
Works to a Listed Building - Retrospective consent is being sought for the following. Roof repairs; replacement of roof tiles, chimney repair, replacement of bitumen flat roof section, lead gutter repairs, installation of traditional wooden frame and lead-lined gutter to south elevation. Internal work; repair walls, treatment of roof trusses, brick repointing, replacement of floor boards, repair of all existing historic doors, relocation of bathroom and kitchen, removal of plasterboard wall between former kitchen and dining room. Refurbishment of attic rooms. Electric, heating and plumbing upgrades.
Applicant: Mr Craig Bond

Comments: No objection

c) [PL/2025/02791](#) Wiltshire and Bath Air Ambulance Operations Centre, Outmarsh, Semington, BA14 6JX
Full Planning Permission: Application to site two self-contained 20' x 10' (6 m x 3 m) portable cabins on an existing concrete plinth to replace 4 x ISO Containers currently in situ on the same location to the side of the Air Operations Centre of Wiltshire and Bath Air Ambulance.
Applicant: Wiltshire and Bath Air Ambulance
Comments: No objection

d) [PL/2025/03229](#) Whitley Brow, 178 Top Lane, Whitley, Melksham, SN12 8QU

Householder Application: Construction of detached garage
Applicant: Mrs Ginnie Dallard

Comments: No objection subject to condition: To retain as many of the trees as possible, especially T1

f) [PL/205/03656](#) Bath Road, Shaw, SN12 8EF

Removal of Hedgerow: The section of temporary hedgerow removal is required to facilitate a sewer installation project taking place in fields running adjacent to Bath Road. Upon completion of the scheme the section of hedgerow will be replanted as per STD 836.
Applicant: Mr Tom Ross

Comments: No objection

541/24 Amended Plans/Additional Information: There were no amended plans for consideration.

542/24 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.

The members reviewed and noted the new comments from Active Travel England, Ecology and Archaeology.

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.

Comments: It was noted that the Highways Departments stance had changed from Object to No Objection – Subject to Condition.

It was discussed and agreed that there were still outstanding concerns related to the highway which have yet to be resolved. The following comments to be submitted to the application:

- Concerns of the safety of pedestrians crossing Woodrow Road from the only pavement to access the footpath to Savernake Avenue. This crossing is adjacent to the proposed site entrance.
- Route into town is essentially single track due to parked vehicles.
- Site access for construction traffic will be difficult. Concerns about vehicles entering/exiting the site, turning from Woodrow onto New Road, the use of New Road (single track road with passing places and concerns about condition of the road) and turning from New Road onto the A3102, especially as there are 2 other plan lead new developments close to that junction. Draft Local Plan site allocations in Policy 18 East of Melksham (Blackmore Farm which has planning permission pending signing the s106 for 500 dwellings and a primary school and Policy 20 Land off the A3102 (New Road Farm) for 295 dwellings and a nursery, with full planning application awaiting decision). Construction management plan needs to be robust and enforced.

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

This item was held in a closed session.

Verbal feedback was provided from the meeting with Bloor on Wednesday 16th April 2025 by the Clerk.

Although, the cost for a 400m² single storey community facility has been negotiated with Gleesons it was felt that this shouldn't limit discussions with Bloor as the size of the facility has not been discussed and agreed.

It was proposed that Wiltshire Council should be approached to provide costing for a 400m² two storey facility. It was also noted that it was frustrating that Wiltshire Council had shared agreement with Gleesons with other developers, as it set a precedent.

It was agreed that this should be brought back to Full Council. Further discussion with Bloor should wait until after discussion at the Full Council.

Resolved: To feedback to Bloor that the parish council is pleased to see that there only one site access now and that 4 formal pedestrian crossing points have been included.

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.

The members reviewed and noted the new comments from Wiltshire Council Arts and Archaeology officers.

- 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).

The members reviewed and noted the new comments from Ecology.

- f. **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 comments from Public Open Space/Play Area and subsequent correspondence

The members reviewed and noted the new Swept Path analysis documents were available. The members were interested to review Wiltshire Council analysis of the swept path data when available.

- g. **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 reviewed and noted the new comments from Public Protection (reconsultation no new comments), Wiltshire Council Drainage (object- new reports requested).

543/24 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, scheduled for the 28th April, had been cancelled as Jarboom could not provide all the information in time. The new Licensing Committee will not be formed until the Annual Council meeting of Wiltshire Council had taken place on 20 May 2025 and any new members will require training before a licensing meeting can be held. The next licensing meeting might not be until early June.

Members expressed concerns regarding whether all the issues raised by the various agencies could be resolved within the timeframe and therefore whether the event was at risk.

- b) Whitley Golf Club, Corsham Road, Whitley:** Applicant: Jack Nicholas
Change permitted hours to sell alcohol from 10am to 8am. Amend opening hours to 7am start, until midnight, 7 days a week.

The members noted that Wiltshire Council had provided feedback that no representations were received for this application and therefore the licence would be granted.

The clerk advised that information related to the status of licensing applications is difficult to find on the Wiltshire Council website and seems to disappear once the response date is reached. She has raised this with Wiltshire Council Senior Licensing Officer.

Although not on the agenda, the clerk advised the committee that there is a VE day celebration planned in Bowerhill on Sunday 11th May 2025. This event is being held on Wiltshire Council land between Grasmere and Sunderland Close. The event has a Temporary Event Notification (TEN) which has been approved through Wiltshire Council on Wiltshire Council land.

544/24 Proposed Energy Installations:

a) National Grid Electricity Transmission Compulsory Purchase Order 2025

This relates to visual improvement project in the Cotswolds to remove 7km of pylons by burying the cables underground. There is uncertainty as to why this public consultation is on display in Melksham Library, but the members agree that no response is required.

b) Fire Service Response regarding provision of service for Energy Installations

Noted

c) Brockleaze BESS (Battery Energy Storage System) public consultation

The response of the parish council to the public consultation was noted.

d) Correspondence from the Stop Lime Down Campaign

This item to discuss correspondence from the Stop Lime Down Campaign was held in a closed session

Correspondence was considered and noted.

Councillor Baines left the meeting at 8.28pm

545/24 Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.

The Clerk reported that there was nothing new to report. Members were made aware that Leicester Council have issued 2 stop notices to the same developer in

6 months and was a useful reminder that local authorities can, and do, issue stop notices.

Councillor Baines rejoined the meeting at 8.30pm

546/24 Planning Policy:

a) Joint Melksham Neighbourhood Plan:

This item was held in closed session.

The Clerk advised the members that there would be one further steering group meeting including any outgoing members due to elections, to finish off current activities.

The Clerk advised that she had nearly finished fact checking the draft report from the Examiner and expected to provide minor corrections back to him this week.

The clerk confirmed that the date for the referendum had not been set.

b) Wiltshire Council's Draft Local Plan Examination

The committee were advised that the examination is in progress and that Wiltshire Council is the process of providing more evidence documents to the Inspectors. Progress to be monitored via a standing item on the Planning Committee agenda.

547/24 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 Gleesons

This item was held in closed session.

The Clerk reported that there was yet one more version of the draft S106. Wiltshire Council have advised the parish council to check one clause with their solicitors and this was being done at present with Wellers Hedley happy with all the other details in the s106 for the assets that the parish council would be taking over.

Gleesons have taken a 50% reduction from the identified cost of building the proposed community centre before calculating their s106 contribution, and the parish council representatives had been querying with Wiltshire Council officers for some time if they thought this a fair and reasonable approach. Gleesons had confirmed this was based on their "planning

judgement” as there was no standard methodology for community centre contributions.

Wiltshire Council officers had now confirmed the following:
“Having reviewed the attached document and previous editions regarding a 50% apportionment to CIL contributions for a community hub at the Blackmore Farm development site, it is the council's opinion that a 50% apportionment is acceptable in this case.

The council recognise that, as stated in paragraph 10 of the attached document, there is little to no guidance on this matter and as such a planning judgment has to be made.

As the applicants are providing the land and services for the community hub it is the councils opinion that a 50% apportionment is the correct approach and can be considered fair and reasonable within the context of CIL regulations.

However, we would advise that other sites in the Melksham area that come forward, and in particular those sites directly adjacent or within close proximity to the Blackmore Farm site, should contribute 100% apportionment to the cost of the community hub because residents of those sites would benefit from use of the hub. This matter will be taken up with relevant planning officers on a case-by-case basis.”

ii) Pathfinder Place:

The tree works currently being undertaken on Pathfinder Way is with the full knowledge of Wiltshire Council. The silver birches are too dense, and they have been reviewed by the Tree Officer, and they are thinning them out, the residents are aware apparently and happy as there were concerns about subsidence.

The Hoggin path on the public open space is in progress but the work is running approx. 2 weeks behind.

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

No update

iv) Land South of Western Way for 210 dwellings and 70 bed care home (PL/2022/08504)

This item was held in closed session.

The clerk advised that Barratt Homes have acquired an interest and expect to submit a reserved matters in coming months and want to meet with the parish council as soon as possible.

The clerk also advised that land agents Hannick have been in contact regarding the draft Local Plan allocation Policy 19 (next to Melksham Oak

school). They are planning a public consultation imminently, so also want to meet with parish council soon as possible.

Resolved: The parish council's planning committee to meet with both Barratt Homes and Hannick, these to be arranged for the morning of Tuesday 6th May 2025.

v) To note any S106 decisions made under delegated powers:

There were none to report

b) Contact with developers:

Covered under item 13a iv

Meeting closed at 8.43pm

Chairman, 12th May 2025