

**MINUTES of the Planning Committee of Melksham Without Parish
Council held on Monday 30th June 2025 at Melksham Without Parish
Council Offices**

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

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

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

In attendance: Wiltshire Councillor Nick Holder. Councillors Tony Hemmings, Chris Griffiths and Mark Blackham joined the meeting, as observers.

On Zoom: There were no attendees attending remotely via Zoom.

098/25 Welcome, Housekeeping and Announcements:

The Clerk welcomed everyone to the meeting. As there were no new members of the public present at the meeting, the housekeeping message were not 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.

099/25 Apologies:

Apologies were received from Councillor Richardson who was absent due to illness.

Resolved: To approve and accept the reason for absence

Apologies were also received from Wiltshire Councillor Andrew Griffin due to a conflicting Melksham Town Council meeting.

100/25 Declarations of Interest:

a. Declarations of Interest

It was noted that application for consideration in agenda item 6a was made by a former Councillor. It was agreed that this did not pose a conflict of interest for any of the committee members.

Councillor Baines declared a potential pecuniary interest in agenda item 8c (Land off Woodrow Road) due to living opposite the development site, with any proposals for widening the access opposite the site potentially involving his land.

Councillor Franks declared that he was friends with the organisers of the Wiltshire Throwback Festival but had no pecuniary interest in the event.

b. Dispensation Requests for this Meeting:

None requested.

c. Parish Council standing dispensations relating to planning applications:

None.

101/25 To consider holding items in Closed Session due to confidential nature:

Resolved: Agenda item 8g (Land to the South of A365 Bath Road and West of Turnpike Garage) and item 14biv (Land at Old Loves Farm) 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 8g: To agree the Council's stance, without showing their position, in preparation for speaking at the Wiltshire Council Strategic Planning meeting the following morning.

Agenda item 14biv: Site layout plan not finalised and therefore confidential at the developer's request.

102/25 Public Participation:

Standing Orders were suspended to allow Public Participation.

a. Wiltshire Councillor Nick Holder, Bowerhill

Wiltshire Councillor Holder commented on various agenda items related to Bowerhill.

Agenda Item 6b (PL/2025/05108: 49 Blenheim Park) – He noted that it was a shame to lose a commercial premises but also noted that there was a need for 1 bed accommodation. Overall, he thought that the application was fine.

Agenda item 6e (PL/2025/05137: Sandridge Farm, Brick Hill) – He noted that the structure proposed to be turned into dwellings is just over the Melksham Without Parish boundary in Bromham. He had no concerns about the development and noted that it wouldn't be particularly visible.

Agenda item 8a (PL/2024/07097: Land south of Snarlton Farm) – Wiltshire Councillor Holder noted that the call-in to committee was still in place for this application.

Agenda item 8d (PL/2024/10345: Land north of the A3102 – New Road Farm) – He was looking forward to this being discussed at the Wiltshire Council Planning Committee meeting and particularly how the issue of access would be addressed.

Agenda item 8g (PL/2024/11426: Land south of A365 Bath Road (Gompels)) – he had recused himself from the strategic planning committee meeting

Agenda item 14bii (Land at Bath Road adjacent to Melksham Oak) – Wiltshire Councillor Holder again expressed the importance of finding a way to take a holistic approach to reviewing traffic on the A365 Bath Road. He stressed that there are now a number of developments adjacent to the road now including land at Old Loves Farm, and that these need to be considered together and not piecemeal. He will be happy to talk about these when the application is considered by the Wiltshire Council Planning Committee.

Agenda item 9 (Environmental permit application) - Wiltshire Councillor Holder thanked the Clerk for bringing the permit application to his attention (from information received from a resident). He had no disagreement with the works being proposed but was disappointed that Wiltshire Council had not proactively communicated with Wiltshire Councillors, the Parish Council or Members of the Public about the application and its implications in a timely manner.

The meeting reconvened.

103/25 Planning Applications: The Council considered the following applications and made the following comments:

- a) [PL/2025/04991](#) Shaw Court, Bath Road, Shaw, Melksham, SN12 8EE
To fully repair the stone tiled roof. Applicant: Mr Stefano Patacchiola.

Comment: No objection

- b) [PL/2025/05108](#) **49 BLENHEIM PARK, BOWERHILL, MELKSHAM, SN12 6TA**

Full Planning Permission: Proposed Conversion of Existing Hair Salon into 2 x 1 Bed Dwellings and Insertion of Dormer Rooflights. Applicant: Mr Ponsford.

Members discussed the potential issue of a single exit onto the carpark. They were also concerned about commercial assets undergoing change of use into a residential dwellings.

Comment: No objection, however, the Council regret the loss of the commercial asset.

- c) [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.

Members were concerned about another application for a Battery Energy Storage System (BESS). However, they agreed that it was better to utilise the existing site rather than developing a greenfield site.

Members main concern was related to the safety of BESS and particularly fire risk and the ability of Dorset and Wiltshire Fire Brigade to be able to effectively deal with fires (especially as Melksham Fire Station relies on retained firefighters).

Comment: Object, unless a fire safety report including the following is provided:

- research/evidence that, given the numbers of battery containers on site, the proposed onsite water supply reserved for a fire incident is appropriately scaled up from the minimum NFCC guidance level of only 1900 litres per minute for 2 hours for schemes of 1 MW;

- evidence to support the sizing calculation for any on-site ponds to be provided, that will be able to collect and hold secure any and all of the contaminated firewater;
- the risks and effects on these calculations when considering the possibility of simultaneous fires in multiple containers, whether they start independently or as a part of a chain reaction (viz. thermal runaway), the assumptions made and the appropriate justification of those assumptions;
- evidence that the Fire and Rescue Service (FRS) have been consulted, and that they confirm that they are capable of responding appropriately to an incident, including thermal runaway;
- evidence that the FRS also have the capacity to respond to any other concurrent BESS related incident in its region;
- the rationale for container spacing, given the minimum spacing suggested by NFCC guidance is six metres;
- a statement on whether the developer proposes to adopt NFPA 855, noting that an update to that specification is expected in 2026;
- a copy of all relevant safety certificates, or the process to obtain them, including an explanation of the relevance of UL9540A testing;
- a copy of the Fire Safety Management Plan.

Refer to Policy 2 Local Renewable and Low Carbon Energy and associated infrastructure of the emerging Joint Melksham Neighbourhood Plan (referendum date 31st July 2025)

d) [PL/2025/05205](#) 498 Semington Road, Melksham, SN12 6DX

Householder planning permission: Side extension and alterations to the dwelling house and Alterations to the detached outbuilding. Applicant: Ms J Lund.

Comment: No objection

e) [PL/2025/05137](#) SANDRIDGE FARM, BRICK HILL, BROMHAM, WILTSHIRE, SN15 2JL

Prior Approval - Class Q - Agricultural to Dwellinghouse: Class Q conversion and extension of existing building to create 6 No. dwellings. Applicant Name: Mr & Mrs C Jaggar.

Members noted that although the address on the application is within the parish, the outbuildings to be developed are just over the parish boundary in Bromham.

Comment: Object, as the application contains insufficient details about the amenity space available, particularly the outside space/gardens and how it meets the Wiltshire Design Guide. In addition, Policy 20 of the Melksham Neighbourhood Plan 2 (referendum 31st July 2025) covers locally distinctive high quality design but we note although the application is in the parish the outbuildings proposed for development just over the Melksham Without Parish boundary in Bromham and therefore outside the Melksham neighbourhood plan area.

104/25 Amended Plans/Additional Information:

None.

The Clerk noted that PL/2025/03423 and PL/2025/03316 (both for 8 Blenheim Park, Bowerhill) have submitted amended plans for reconsultation today, but as the applicant wants to attend the planning meeting where they are considered, they will be added to the agenda of the next meeting on Monday 21st July 2025 as within the timescale.

105/25 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 Active Travel England, Natural England, Drainage, Lacock Parish Council and the Environment Agency 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

Members discussed new comments from Urban Planning and Public Protection. It was noted that Urban Design's objection included detailed comments on where the proposal did not meet the requirements of Wiltshire Core Strategy, Core Policy 57 'Ensuring high quality design and place shaping'.

Comments: Melksham Without Parish Council maintain their OBJECTION to this application (see comments previously submitted on 13th February 2025 and 27th May 2025) and confirm that they still want this application called into committee due the access arrangements. They have reviewed the recent comments from Urban Design and Public Protection and support these new comments.

- 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

Comments from Ecology were noted.

- d. [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 the Environment Agency have maintained their objection to the application.

- e. [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

- f. [PL/2025/00626](#): **Land North of Berryfield Lane, Melksham, SN12 6DT**: Outline planning application for up to 68 dwellings and formation of new access and associated works (All matters reserved other than access).

Members noted that the meeting with developer planned for Thursday 3rd July 2025 will also include invitees from Wilts and Berks Canal Trust (WBCT).

- 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.

Held in closed session at the end of the meeting.

- h. [PL/2025/03513](#) Land North of Top Lane, Whitley, Melksham (E388633, N166527) Permission in principle: Permission in principle for up to 6 dwellings. Applicant: Ms Patricia Eaton

No new comments or documents to date

106/25 Environmental Permit application EPR/SB3455TZ/A001

Members acknowledged that the remediation work was necessary and therefore had no objection to the permit application. However, members noted that the permit referred to RAF Bowerhill which is incorrect and should be RAF Melksham at Bowerhill.

Comments: No objection to the permit application. However, members noted that the permit referred to RAF Bowerhill which is incorrect and should be RAF Melksham at Bowerhill.

Councillor Blackham joined the meeting as an observer at 7.44pm

107/25 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.

Members had received a summary of public feedback on the event taken from the Wiltshire Council Planning Portal and from social media (various Facebook pages).

Members expressed a range of viewpoints on the festival and how future planning applications should be considered.

Councillor Wood was pleased that the event went well and noted that the sports clubs were happy with the money it had made them. He hoped that the event would be run next year and would be equally or more successful.

Councillor Pafford commented that there had been some complaints from residents living close to the venue, whereas comments from attendees were very positive. The concerns raised focussed on the use of the Rugby and Football clubs for a non-sport related event, and also noise disturbance. He noted that no complaints had been made about traffic problems or antisocial behaviour. He felt that attendees enjoyed the event but that neighbours weren't keen.

Councillor Glover had been concerned about noise prior to the event, and had submitted an objection on the planning application, but had been pleased that he hadn't been able to hear it. He also noted that the process for dropping off attendees worked well.

Councillor Harris felt that the noise hadn't been controlled as he could hear it in his house $\frac{3}{4}$ mile away, but that it was only at an annoying level if he was outside.

Councillor Franks explained that he had been invited to see the set-up on the Friday of the event and based on his years of experience in the field felt that it was very well planned. He also commented that feedback from the police, that he had spoken with at the event, was very positive. He noted that decibel meters had been used to automatically control the sound level, there had been

few cars at the event, almost no litter and one instance of public disorder which had been dealt with.

Councillor Baines commented that the event organisation seemed good, and the attendees found it a good event, but that the concerns raised on the planning application still need to be addressed.

Standing Orders were suspended to allow Wiltshire Councillor Holder to comment.

Wiltshire Councillor Holder commented that the event had gone ahead without planning permission having been granted and it has still not been decided. He hoped that if an event was being planned for 2026 that planning permission is sought earlier.

The meeting reconvened.

Councillor Glover welcomed what had happened this year and was happy that the event had gone well. However, he would be concerned if future planning applications are for more than one year as there are already planning applications to build houses on both sides of the Football and Rugby Clubs site.

Councillor Griffiths joined the meeting as an observer at 7.51pm

108/25 Proposed Energy Installations:

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

Comments: Melksham Without Parish Council have considered the information provided at this consultation stage and have number of concerns:

Site access: The access route to the site is not clear from the plans and Chapel Lane CANNOT be used as an access route.

Chapel Lane is a private road which serves 8 dwellings until it then becomes a track leading to agricultural fields. It is generally only wide enough for one car. Wiltshire Council's mapping system shows the Chapel Lane access onto the A350 to be approximately 10m wide, however once the grass verges are taken into account the access is considered to be approximately 6m wide. It is therefore completely unsuitable for construction or maintenance vehicles.

Flood Risk: A planning application (PL/2023/05883) for three dwellings on Land to the rear of 52e, Chapel Lane, Beanacre (in close proximity to the proposed BESS location) was recently turned down due to flood risk.

Cable Routing: If the scheme will connect via underground cable to the National Grid Melksham Substation to the southwest of the Site, on Westlands Lane, it is not clear how the route will negotiate the railway line (between the site and the National Grid Melksham Substation).

Fire safety Members would like to see a fire safety report including the following is provided:

- research/evidence that, given the numbers of battery containers on site, the proposed onsite water supply reserved for a fire incident is

appropriately scaled up from the minimum NFCC guidance level of only 1900 litres per minute for 2 hours for schemes of 1 MW;

- evidence to support the sizing calculation for any on-site ponds to be provided, that will be able to collect and hold secure any and all of the contaminated firewater;
- the risks and effects on these calculations when considering the possibility of simultaneous fires in multiple containers, whether they start independently or as a part of a chain reaction (viz. thermal runaway), the assumptions made and the appropriate justification of those assumptions;
- evidence that the Fire and Rescue Service (FRS) have been consulted, and that they confirm that they are capable of responding appropriately to an incident, including thermal runaway;
- evidence that the FRS also have the capacity to respond to any other concurrent BESS related incident in its region;
- the rationale for container spacing, given the minimum spacing suggested by NFCC guidance is six metres;
- a statement on whether the developer proposes to adopt NFPA 855, noting that an update to that specification is expected in 2026;
- a copy of all relevant safety certificates, or the process to obtain them, including an explanation of the relevance of UL9540A testing;
- a copy of the Fire Safety Management Plan.

Melksham Without Parish Council support the comments made by Community Action Shaw and Whitely (CAWS) on the proposal.

Members note that developers should refer to Policy 2 Local Renewable and Low Carbon Energy and associated infrastructure of the emerging Joint Melksham Neighbourhood Plan (referendum date 31st July 2025).

b) **Lime Down Solar:** A Targeted Consultation is running from Tuesday 03 June to Friday 11 July 2025

To consider a response to the Targeted Consultation and to consider correspondence from the Stop Lime Down Campaign (deferred from the meeting on 9th June 2025)

The Clerk suggested that members comment that it is still not clear whether the western or eastern cable route into the National Grid Sub-station has been selected. It was reported that the Lime Down Solar website indicated the western route was the preferred route.

The Clerk highlighted that this consultation only related to a small amount of land on Westlands Lane for cabling. As such, members felt that there was nothing that they could comment on.

Resolved: No comment

c) **National Grid related to the substation upgrade**

Members noted the meeting with National Grid planned for Tuesday 22nd July 2025.

109/25 Planning Enforcement:

None

Wiltshire Councillor Holder left the meeting at 8.01pm

110/25 Planning Policy:

a) Wiltshire's Housing Land Supply Statement with a land supply of 2.42 years supply using a base date of 1 April 2024 was noted.

b) Joint Melksham Neighbourhood Plan

The Clerk advised that a full page advert about the Neighbourhood Plan Referendum would be published in this week's Melksham News (3rd July 2025) in order to catch the postal votes. As this was several weeks before the Referendum, she asked whether the committee felt that a second advert (in the newspaper published on 17th July 2025) would be beneficial. She advised that it would cost approximately £500, with Melksham Town Council being responsible for 70% of the cost.

Resolved: Members agreed that the Melksham News advert for the Neighbourhood Plan referendum should be run for a second time in the paper published on 17th July 2025.

The Clerk also noted that Vaughan Thompson (from Place Studio) will be attending the meeting of Melksham Town Council's Economic Development Committee on 22nd July 2025 to provide more details on the plan.

c) Wiltshire Council's Draft Local Plan Examination

Members noted that the examination had started but that there were no further updates.

111/25 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 update

- ii. Pathfinder Place:

No update, still waiting for transfer of the play area.

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

No update

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

None

b) Contact with developers:

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

Members had met with the developers earlier in the day. The developers had addressed the concerns and comments previously raised by Parish Council. Members felt that the meeting was very positive. It was noted that the developers would be submitting their application later this week.

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

The developer, Hannick, held a public consultation on the Land at Bath Road on 16th June 2025 at Oakfield Melksham Town Football Club. The Clerk asked whether members wanted to submit

Resolved: to submit the notes from the Planning Committee meeting held with Hannick on 6th May 2025 to the Hannick's public consultation on the Land at Bath Road.

- iii. Land at the former Countrywide Farmers PLC, Bradford Road, Melksham (Aldi)

Melksham Town Council Economic Development committee have not yet met to discuss the application. It was noted that although the application is not within the parish, it is adjacent to the parish boundary and will be used by residents of the parish. Members discussed the application and raised concerns about the lack of pedestrian access to the site.

Comment: Members raised concerns about the lack of pedestrian access to the site.

Specifically, concerns raised were about the lack of safe walking routes to the site. For pedestrians coming from the town (Bradford Road A3102) they will need to cross Farmers roundabout and the A350 to access the proposed site on the B3107. There are no pedestrian crossings on Farmers Roundabout, with the nearest crossing of the A350 being outside the entrance to Asda. Additionally, there are limited or no pavements on the roads feeding into Farmers roundabout. A particular concern is the lack of a pavement between Asda (where a pavement is present) and the entrance to the proposed site.

- iv. Land at Old Loves Farm, Bath Road, Bowerhill

Held in closed session at the end of the meeting.

- v. **Resolved:** to agree the updated list provided to Developers on what the Parish Council would like to see provided.

Closed Session

It was confirmed that Members were happy for Councillors Hemmings, Blackham and Griffiths to remain in the room as observers during the closed session.

105/25 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.

It was noted that Councillor Baines would be speaking on behalf of Melksham Without Parish Council at the Strategic Planning Committee meeting on 1st July 2025. It was suggested that he stress the reasons why the Parish Council hadn't objected to the planning application. Members were aware that the recommendation from the Planning Officers to the Strategic Planning Committee was to refuse the application

Councillor Baines shared the comments that he was intending to raise in support of the application at the meeting.

- Melksham Without Parish Council believes that the application meets the requirements for Additional Employment Land policies in Core Strategy (34) and the emerging Local Plan (64)
 - Adopted core strategy policy 34: proposals for employment development (use classes B1, B2 or B81) will be supported outside the Principal Settlements, Market Towns and Local Service Centres if they are adjacent to these settlements, seek to retain or expand businesses currently located within or adjacent to the settlements, and are supported by evidence that they are required to benefit the local economic and social needs.
 - Emerging Local Plan Policy 64: proposals for employment development (within use classes B2, B8 or E(g)(iii)) will be supported on unallocated sites within or adjacent to Principal Settlements, Market Towns, Local Services Centres and Large and Small Villages where they are appropriate to the role and function of the settlement, and would not undermine the delivery of strategic employment allocations"

Councillor Baines commented that the Planning Officers don't seem to think that these points apply for this application. He felt that the Planners believe that the Statement in Policy 34 that 'development should have no adverse effect on neighbouring properties' outweighs the need to support employment and businesses which are already present in the area

- Adopted Melksham Neighbourhood Plan 1 and Emerging NHP2 Policy 10: Employment Sites NHP1 4.11.2 & NHP2 4.10.2: The level of out commuting to neighbouring towns and jobs along the M4 corridor is high, and community engagement confirms that people want to work closer to their homes. Expansion of new employment opportunities with the Plan area is considered desirable to reduce the amount of out commuting to deliver sustainable travel movements."

Councillor Baines commented that it is important that Melksham does not become a dormitory town but is able to provide local employment.

- Planning Officers have highlighted that application proposals would result in less than substantial harm (at a high level) to the setting of the Grade II listed building Old Loves Farm and that the less than substantial harm is considered to be at the upper end of the scale and is not outweighed by public benefits or the applicants asserted economic benefits.

Councillor Baines commented that there is a new proposal for development of 50 houses at Old Loves Farm which would surround the farmhouse on two sides. He feels that this makes the argument that the warehouse proposal would cause substantial harm to the setting of the Grade II listed farmhouse far-fetched.

Councillor Pafford commented that the employment numbers in the proposal had been subject to refutation by objectors to the application. He commented that only Wiltshire Council could verify the numbers, yet there had been no comments from Economic Development on the application (despite the Clerk asking for their input). This appears inconsistent with their input into the recent application for development at Octavian. Councillor Harris noted that the applicant had commissioned a report on the employment numbers.

Councillor Pafford suggested that Councillor Baines should also stress the Council's concerns about retention and expansion of employment if the development is not permitted.

Councillor Wood asked that the positive benefits to other businesses on the Bowerhill Industrial Estate if the development was permitted, by creating room for their expansion, was highlighted.

Councillor Baines was also keen to highlight that if the application was rejected, it was likely that the site would be made available for housing.

Resolved: Members agreed that Councillor Baines should make the points he had raised plus the additional comments discussed.

Councillor Baines was reminded that he would only have four minutes in which to make all the points.

111/25 b iv Land at Old Loves Farm, Bath Road, Bowerhill

Members had met with the developers earlier in the day. The Clerk advised that although the public were aware that a planning application was planned for 50 houses at Old Loves Farm, the drawings which had been presented were confidential.

Resolved: comments made to the Developer should be formally fed back to them now.

Meeting closed at 8.24pm

Chairman, 28th July 2025