

**MINUTES of the Planning Committee of Melksham Without Parish
Council held on Monday 9th 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), Peter Richardson, Mark Harris and Martin Franks.

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

In attendance: 3 members of the public, Melksham Town Councillor Saffi Rabey, Wiltshire Councillor Phil Alford and Wiltshire Councillor Nick Holder. Councillor Tony Hemmings joined the meeting, as an observer.

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

068/25 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.

069/25 Apologies:

Apologies were received from:

- Councillor Glover and Councillor Pafford who were on holiday

Resolved: To approve and accept the reasons for absence

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

070/25 Declarations of Interest:

a. Declarations of Interest

Councillor Baines declared a potential pecuniary interest in agenda item 8b (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 a non-pecuniary interest in agenda item 6f (WTF Festival) as he also occasionally works for one of the contractors involved in the WTF event.

b. Dispensation Requests for this Meeting:

None requested.

c. Parish Council standing dispensations relating to planning applications:

None.

071/25 To consider holding items in Closed Session due to confidential nature:

Resolved: Agenda item 12 (Planning Enforcement) and item 14biii (Land at former Countrywide Farmers) to be held in closed session under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting during the consideration of the following items of business as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

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

Agenda item 14biii: Undisclosed developer

072/25 Public Participation:

Standing Orders were suspended to allow Public Participation.

a. Wiltshire Councillor Phil Alford, Melksham Without North & Shurnhold

Wiltshire Councillor Alford reported on ongoing conversations he was having relating to agenda item 8(b) – Land off Woodrow Road and item 8(g) – Land North of Top Lane, Whitley.

With regards to the Land North of Top Lane, Whitley (item 8(g)), he was trying to work out Wiltshire Council's approach given the Neighbourhood Plan and tilted balance. He is not sure that all the planning officers appreciate the status of the Joint Melksham Neighbourhood Plan and the weight that should come from its current status. Wiltshire Councillor Alford explained the concept of tilted balance – where a local planning authority doesn't have a full 5-year land supply then tilted balance creates a presumption in favour of sustainable development, even outside the local settlement boundary. There is no 5-year land supply in Wiltshire for a number of reasons. There is a Wiltshire Local Plan under examination, which should resolve the issue of land supply, but this is unlikely to be approved until September/October. In the meantime, the Melksham Joint Neighbourhood Plan 2, which includes allocation of sufficient land to meet its needs, should provide protection. Wiltshire Councillor Alford is working to ensure that Planning Officers are aware of the status of the Melksham Joint Neighbourhood Plan 2 and that they are confident to refuse applications on this basis. There is still a nervousness at Wiltshire Council to reject applications, as they are nearing the 10% limit of declined applications which are subsequently approved at appeal. Wiltshire Councillor Alford suggested that this could also impact on other applications.

With regards to the Land off Woodrow Road (item 8(b)), he is having conversations with neighbours and the Planning Officer relating to access, the swept path analysis and the size of vehicles used, and conflict between vehicles turning and other road users.

b. Wiltshire Councillor Nick Holder, Bowerhill

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

He thought that both the application at Merlin Way (agenda item 6g) and the proposed base station at Vanguard House (agenda item 6h) were fine from his perspective.

Post-election, he has re-iterated the call-in for the Land south of Snarlton Farm as this is not an allocated site in the emerging Neighbourhood Plan 2 or Local Plan. He has also reiterated the call-in for the Land off A3102 (New Road Farm) (agenda item 8c) but has not yet had any comments back.

Wiltshire Councillor Holder commented that Taylor Wimpy had still not satisfied their obligations at Pathfinder Place (agenda item 14aii) and therefore it could not be handed over to Remus with a statement of condition. As a consequence, the Public Open Space was still not open.

Wiltshire Councillor Holder shared his concerns relating to planning application PL/2025/04158 Melksham Football and Rugby Club (agenda item 6f). He stated that he doesn't have an opinion on the merits of the event but feels that the application has disregarded the proper planning process as consultees are being asked to consider a planning application where consultation ends the day the event starts (20th June 2025), and where the planning decision date is expected after the event (19th August 2025). He feels that this is disrespectful to Melksham Without Parish Council as a statutory consultee, Wiltshire Council Planning Policy and local residents. He said that it seems that the applicant is riding roughshod over the local community's and the council's ability to comment, his ability to call-in the application to committee if needed, and the internal processes at Wiltshire Council. He questioned how the public protection team could conduct a noise assessment based on the plans submitted with the limited time available. Wiltshire Councillor Holder objected to the Melksham relief road (Eastern Way) being closed for the event and questioned under what jurisdiction the residential roads were being closed as these roads are not yet adopted by Wiltshire Council. He was also concerned about parking on Eastern Way and the diversion routes are traffic. He is frustrated that the event will go ahead without planning consent and without following the due planning processes.

- c. Two members of the public spoke in support of planning application PL/2025/04158 Melksham Football And Rugby Club.

The first member of the public (MP1) explained that he was one of the organisers of the Wiltshire Throwback Festival (WTF). He clarified that there were no physical road closures. Eastern Way would not be shut, and residential roads would be marshalled to ensure resident access but to prevent parking by event attendees. He commented that the Police and Transport authority had required "excessive" additional on-site parking so they were not expecting any parking or transport issues. He commented that to-date (2 weeks before the event) only 37 permits for the free on-site parking, of the 1250 spaces available, had been requested.

MP1 stated that they had started the process in January and that it had proved difficult to get all the required information in place, and agreed, to accommodate the requirements from all parties. He felt that they have worked

really hard to incorporate the suggestions and requirements from Transport, the Police and the two Councils.

He felt that they had received mixed messages regarding the need for a full planning application, and at times had been requested to provide information which was not needed (for example an ecology plan).

He apologised for the timings but felt that the organisers had worked tirelessly and wanted to get the event right and safe for the community, attendees and themselves. He said that he believes that it will be the safest and best planned event that Melksham has ever seen.

The second member of the public (MP2) explained that he was also one of the organisers of the Wiltshire Throwback Festival (WTF). He was in agreement with the comments made by the first member of the public. He felt that it would be one of the safest and most well planned events in the area.

Councillor Wood asked for clarification on whether the planning application was just for this year or also for future years?

MP1 explained that his understanding was that the application was for the whole of the Football and Rugby Club site and gave them the opportunity to expand the festival up to 7500 attendees. Above this attendance limit or if the event moved location, he understood that a new planning application would be required.

Wiltshire Councillor Holder reported that Kenny Green (Head of Development Management at Wiltshire Council) when questioned, expressed the opinion that the planning application was for a single event lasting between 1 and 4 days and that another application would be needed to host events in future years.

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

073/25 Planning Applications: The Council considered the following applications and made the following comments:

f. [PL/2025/04158](#) Melksham Football And Rugby Club, Eastern Way, Melksham, SN12 7GU

Full Planning Permission: To enable the area of land known as Melksham Rugby and Football clubs, to hold temporary music events and festivals. Events will last one to four days, with a build phase before and a break phase afterwards. Temporary structures built for the events will include stages, bars, marquee's and other associated festival type structures. Applicant Name: Mr Gary Cooke.

Members discussed their thoughts on the Wiltshire Throwback Festival and the associated planning application, with a range of different views being expressed.

Councillor Franks had no objections to the planning application and thought that the festival would be invigorating for the town.

Councillor Richardson expressed that he was confused about whether the application was for multiple events given the use of the words 'events and festivals' in the application. He also commented that the application felt very

rushed. He wondered whether a way could be found to allow one event to progress and to be used to collect information on the impact of the event e.g. noise, litter and parking.

Councillor Harris was not sure whether the location was right for the event but was open to consider a single event which could be used to inform future events and applications.

Councillor Baines felt that it would have been better to have been able to comment after the event. He also had concerns about crowd and audience noise as people left the event. He was concerned about the reactions of HGVs to see the signage about the event and whether they would try to divert to alternative routes.

Councillor Wood shared the views of Councillor Franks. He hoped that this would become a regular event but understood the concerns that had been voiced. He was considering the application as a one-off event and would expect separate applications for future events. He thought that it would be an interesting learning event about what works well and what doesn't.

Councillor Harris voiced a concern on behalf of a Councillor who wasn't present about the noise control. Councillor Frank explained that the sound would be delivered around the site rather than just being a bank of sound from the stage.

Councillor Frank proposed that the event should be welcomed this year and reviewed for next year. The proposal was seconded by Councillor Wood.

Two Councillors voted in favour of the proposal. Three Councillors voted against the proposal. The proposal was not carried.

Comment: Members have no comment to make on the planning application

a. [PL/2025/03212](#) Roundponds Farm, Shurnhold, Melksham, SN12 8DF Removal/variation of conditions: Variation of Condition 6 (Approved Plans) of Planning Permission 17/02159/VAR in relation to layout and design of the site. Applicant: HC ESS3 LIMITED.

It was noted that this application was no longer available on the Wiltshire Council Planning Portal. The Clerk clarified that communication with the Planning Officer had confirmed that a new application for the site was pending as he felt the Variation warranted a fresh application.

RESOLVED: Defer consideration to a future meeting once the new application is available.

b. [PL/2025/03950](#) Shaw House, Bath Road, Shaw, Melksham, SN12 8EE Works to a Listed Building: Retrospective application for various internal works and insertion of a leaded light matching that on the principal elevation into the oculus in the Dutch gable end of the early 19th century wing. It is proposed that the morning room is rendered in order to enhance it as one of the higher status rooms on the ground floor. Applicant: Mr Craig Bond.

Councillor Richardson highlighted that Shaw House was the most significant heritage asset in Shaw and Whitley. He commented that it appears that repairs to the house were necessary and, as a layman, appear to be done to a good standard. He is grateful that the owners have undertaken the work. Councilors Baines and Frank were concerned that the planning application was retrospective and felt that, as owners of a heritage asset, the applicants should have known that prior planning consent should be sought.

Comment: Members deplore retrospective planning applications and feel that the applicant, as owner of a listed asset, should have known that these changes would require planning permission. However, members also recognise that they are not qualified to judge to merit of the changes made and therefore will defer to the Heritage Officer to take appropriate action.

Wiltshire Councillor Holder left the meeting at 19:36.

Two members of the public left the meeting at 19:41

c. [PL/2025/04208](#) Bay Tree Barn, Lower Woodrow, Forest, Melksham, SN12 7RB. Full Planning Permission: Retention and extension of stable building to be used as an Alternative Provision of Education (Class F1(a)) and creation of associated parking and a fenced play area. Applicant Name: Mr S. Law and Ms S. Coleman.

Comment: No objection

d. [PL/2025/04465](#) Bay Tree Barn, Lower Woodrow, Forest, Melksham, SN12 7RB. Full Planning Permission: Extension to an office building, extension of the existing car park. Applicant Name: Mr S. Law and Ms S. Coleman.

Councillor Baines highlighted that the application states that the location is on a bus route (clause 45 of the Design & Access Statement) but this is incorrect as scheduled buses have not run down Woodrow for approximately 10-15 years.

Comment: No objection

Wiltshire Councillor Alford left at 19:46.

e. [PL/2025/04399](#) Holbrook Dairy Farm, Berryfield Lane, Melksham, SN12 6EH. Prior Approval - Class Q - Agricultural to Dwellinghouse: Proposed Agricultural Barn Conversion to Single Dwelling. Applicant Name: Mr Komosa.

Members discussed that this is a repeat of refused application PL/2025/02422, with a change of occupancy from 2 to 1 persons.

Comment: No objection

g. [PL/2025/04442](#) 4 MERLIN WAY, BOWERHILL, MELKSHAM, SN12 6TJ. Full Planning Permission: Extension and internal alterations to existing

industrial unit to provide additional production and storage space. Applicant Name: Mark Anderson.

Comment: No objection

h. Proposed Base Station upgrade at Vanguard House, Lancaster Road, Bowerhill, Melksham, SN12 6SS (NGRs: E 390931 / N 162354).

In accordance with planning legislation, the proposed scheme constitutes permitted development and does not require a prior approval/planning application to be submitted to the local planning authority however, a notification letter has been issued to inform them of the operator's intention to utilise permitted development rights for these works.

Comment: No Objection

074/25 Amended Plans/Additional Information:

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.

To consider revised documents: Updated application form, covering letter, transport technical note 5, application boundary plan, illustrative masterplan, ecological parameters note, development parameter plan, and flood risk assessment.

Members considered revised documents. The most significant change was the addition of a roundabout between the Eastern Way and the southern entrance to the proposed development. Members welcomed this change but maintained their objection to the application as it is speculative and not plan led. The Clerk confirmed that the 'call-in' by Wiltshire Councillor Nick Holder was still in place.

Comments: The members welcome the changes to the plan with the addition of a roundabout onto Eastern Way. However, they continue to maintain their objection to the development based on its speculative nature and is not plan led.

075/25 Current planning applications: Standing item for issues/queries arising during period of applications awaiting decision.

a. [PL/2024/11665](#) Land at, Semington Road, Melksham, SN12 6DP (Rear of Townsend Farm, Phase 2). Application for reserved matters pursuant to application ref: PL/2022/08155 for appearance, scale, layout and landscaping. Applicant: Living Space Housing

Members considered the additional information submitted. The Clerk shared points provided by Wiltshire Councillor Griffin:

- 1) The planning officer dealing with this application has no record of the case being called in for committee decision by the former Wiltshire Councillor and he has it noted for delegated decision.
- 2) Last week, several BT Openreach vehicles and staff were observed on Semington Road adjacent to the site, so hopefully some progress has been made.
- 3) Looking at the conditions contained in the upheld appeal on 20/07334/OUT and the reserved matters in PL/2023/00808, the provision of the access road (with sight lines etc) is only required to be completed before first occupancy.

The Clerk believes that the provision of the access road is required prior to construction.

Resolved 1: The Clerk to review the available documents to confirm whether provision of the access road is a required prior to construction or prior to first occupancy.

Resolved 2: Members confirmed that they would like the application to be call-in to committee by Wiltshire Councillor Griffin.

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

Councillor Baines welcome the involvement from Ecology. He provided feedback that he supported concerns made by a local resident about the Swept Path analysis, the size of the vehicles used in the assessment and that the manoeuvrers would need to start before the entrance, and using the other side of the road. Concerns were raised that the vehicles used by Wiltshire Council contractors for refuse collection were bigger than the ones that the Swept Path Analysis used in its calculations, and the construction vehicles would definitely be bigger.

The Clerk advised that the proposal to include footpath improvements between MELK66 and Hardie Walk in a S106 agreement continues to be a source of confusion as it is not clear what this refers to. Correspondence from the Highways officer included a proposal that reference to specific footpaths is removed and alternative wording of “[...] or other walking & cycling improvements in the vicinity of the development” is used; and the Planning Officer was happy to support Wiltshire Councillor Phil Alford’s suggestion of seeking the view of the parish council on the footpath improvement request.

Comments: The council’s previous planning comments are to be reiterated with the additional concerns about the Swept Path analysis not using larger vehicles for its calculations. The parish council propose that reference to specific footpaths in the S106 agreement is removed and alternative wording

of “[...] or other walking & cycling improvements in the vicinity of the development” is used.

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

The additional hydraulic model and Environment Agency objection were noted.

d. [PL/2024/09725](#) **Land off Corsham Road, Whitley, Melksham (Middle Farm)** Outline planning application (with access, layout and landscaping to be approved) for up to 22 dwellings, new access off Corsham Road, public open space, drainage and associated works.

No new comments or documents. The Clerk updated that the applicants, and Planning Officer, had been updated with the current Neighbourhood Plan 2 status as the application site is a Site Allocation in the Plan. The applicant's agent had advised that the final ecology surveys were taking place in July, and they were then hopeful for a decision once Wiltshire Council's Ecologist had reviewed the report.

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

No new comments or documents.

The Clerk that advised that the concerns raised at the last Planning Committee meeting regarding the redesign of the scheme to accommodate the canal, which had omitted the access road, had been raised with the applicant, the Wilts & Berks Canal Trust and the Planning Officer. The applicant had forwarded dates to arrange to meet with the parish council.

f. [PL/2024/11426](#): **Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts (Gompels)**: Construction of warehouse with office space, parking and associated landscaping including site access.

No new comments or documents to date

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**

Members discussed that a detailed response had been submitted after the last meeting; with evidence on the current housing numbers and applications/allocations in the emerging Local Plan and Neighbourhood Plan 2 as well as permissions in Shaw and Whitley; which took the numbers over the

allocations in the Local Plan. The Clerk advised that the Housing Needs Assessment referred to in the Joint Melksham Neighbourhood Plan 2 makes reference to the need for smaller properties in Shaw and Whitley and that this application looks to indicate six larger properties. Councillor Richardson was concerned that making reference to property size might weaken the objection. It was also noted that this is an application for Permission in Principle of the number and type of dwelling could still change.

The Clerk advised that comments have been made to each of the relevant current planning applications for major development to ensure that the planners are aware that Wiltshire Council issued their Decision Statement on the review of Joint Melksham Neighbourhood Plan (2) on 21st May 2025, and it is proceeding to Referendum on 31st July 2025. Also, that the parish council request that all its policies and the significant weight that it has gained at this stage of the Plan progress be taken into account with the consideration of the planning application.

The Clerk advised that the Drainage Team have also commented on the application, even though the application is for fewer than 10 dwellings, setting out the flood risk assessments they expect to be conducted.

076/25 Waiting Restrictions Traffic Regulation Order (yellow lines)

The Clerk advised that a complaint about the proposed Waiting Restrictions Traffic Regulation Order (yellow lines) for Westlands Lane, Beanacre had been received from residents as it would prevent their visitors parking. The Clerk has liaised with Wessex Water (who originally made the request for yellow lines to enable them to access their pumping station) to develop an alternative option which meets the needs of all parties; this had been further refined following a discussion with the Clerk and the Highways Officer responsible for the Traffic Order, and a new sketch of the alternative suggestion, which took into account that Wessex Water tankers would only be approaching the pumping station from the A350 and didn't therefore need a sweep into the site approaching from Westlands Lane.

Resolved: Objection to be made to the proposed Waiting Restrictions Traffic Regulation Order (double yellow lines) for Westlands Lane, Beanacre together with sketch of alternative option that showed the waiting restriction on both sides of the road from the A350 to the end of the pumping station, but not further on in front of 50a.

077/25 To note Premises Licences decisions:

- a) WTF Festival, Oakfield Stadium, Eastern Way, Melksham, SN12 7GU. Applicant: Jarboom Ltd. Amplified Live Music (Outdoors), Recorded Music, Supply of Alcohol, Fri 20/06/25 & Sat 21/06/25 13:00 – 23:00 Sun 22/06/25 12:00 – 21:00. Open to the public Fri 20/06/25 & Sat 21/06/25 13:00 to 01:00 Sun 22/06/25 12:00 – 23:00.

Wiltshire Council Licensing Committee Meeting to discuss the application was scheduled for 28th May 2025 at 11.30am

Members noted that all the objections had been withdrawn, and the License had been granted.

078/25 Proposed Energy Installations:

- a) **Lime Down Solar:** A Targeted Consultation is running from Tuesday 03 June to Friday 11 July 2025. This consultation is considered targeted because it focuses on the fifteen specific changes which have resulted in small increases to the development boundary area compared to the boundary presented in the Preliminary Environmental Report (PEIR) for Stage Two Consultation. It is not another phase of statutory consultation pursuant to Section 47 and Section 48 of the Planning Act 2008.

Lime Down are running an online information event on Thursday 19 June 2025, from 18:30 to 20:00 (via Zoom) and there are consultation materials on display in the Library.

Of note locally are amendments proposed at Westlands Lane, Box Fiveways and near Whitehall Garden Centre. There are still no details of the cable routes.

Resolved: To defer the agenda item to the next planning meeting to give time to consider the information provided.

- b) **National Grid related to the substation upgrade and potential site visit**

The Clerk advised that National Grid were no longer offering a site visit as they had concerns of a large number of people visiting a secure site, but a discussion on all their current projects had been scheduled for 10.30am on Tuesday 22nd July at the Melksham Without Parish Offices. This will be attended by representatives from Melksham Without Parish Council, Wiltshire Councillor Phil Alford and representatives from CAWS (Community Action Whitley and Shaw).

079/25C Planning Enforcement:

Held in closed session at the end of the meeting.

The Clerk updated members on the current legal enforcement action in the parish.

080/25 Planning Policy:

- a) Joint Melksham Neighbourhood Plan

Members noted that Wiltshire Council had issued a decision statement that the draft Joint Melksham Neighbourhood Plan 2 could proceed to referendum.

- i. The Clerk advised that the Steering Group had met for a final time on Thursday 5th June 2025. Minutes from the meeting were not yet available. Whilst the changes made to the final Referendum version of the Plan were dictated by the Wiltshire Council Decision

Statement (2nd May 2025) following the Examiner's Report, and not in the gift of the Steering Group or Qualifying Bodies; the Steering Group did Unanimously support the final version of the Plan. The Steering Group was then stood down.

- ii. The date of the referendum (31s July 2025.) was noted.
- iii. The communications materials promoting the Referendum and explaining the latest stage of the Neighbourhood Plan review, were noted.

It was noted that a review will need to be conducted within 6 months of the Local Plan being adopted to assess whether the Neighbourhood Plan needs further review.

The Clerk highlighted the Council and individual Councillors were able to promote the referendum and to encourage residents to vote, but they cannot encourage how people vote (i.e. yes or no).

b) Wiltshire Council's Draft Local Plan Examination

Comments: No update. Progress is waiting on a hearing on Duty to Co-operate.

081/25 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:**

- Wiltshire Councillor Holder's update from the Public Participation session was noted.
- The Clerk explained that one of the Talk Tubes in the play area has a slight amount of movement. This was referred back to Taylor Wimpey who have assessed the tube. They have advised that a repair is possible but creates an additional seam in the rubber, which may be susceptible to shrinkage and itself become a maintenance issue in the future. They agree with a ROSPA report which suggests that monitoring would be the best course of action. The missing caps on the swing basket are to be replaced, and the issues with the bench to be addressed.

Recommendation: Continue to monitor the Talk Tube rather than insisting that Taylor Wimpey perform a repair before the transfer of the Play Area to the parish council.

- 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:

Members discussed the list of proposed meetings with developers which was circulated prior to the meeting:

- **Thursday 19th June at MWPC TO BE CONFIRMED**

Follow up meeting with Tor & Co re the current planning application for Land north of Berryfield Lane.

Resolved: Request change of date as too few councillors available on Thursday 19th June

- **Monday 30th June time to be confirmed at MWPC**

Follow up pre app meeting with Barratt Homes, with their revised pack of information before submitted reserved matters planning application for Land South West of Western Way (NHP site allocation)

Wiltshire Councillor Nick Holder and Melksham Town Council rep/s to be invited

Resolved: To agree the Clerk's suggestion to hold the meeting at 11.30am

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

Resolved: To continue the RAF theme for street naming and inform Barratt Homes at the planned meeting.

- ii. **Land North of Berryfield Lane, Melksham, SN12 6DT:**
To request new date and time of proposed meeting

One member of the public left the meeting at 8:39pm

The meeting moved to closed session. It was agreed that Melksham Without Councillor Hemmings (as he is a parish councillor) and Melksham Town Councillor Rabey (as the agenda items being discussed are relevant to both Councils) could remain in the meeting.

- iii. **Land at the former Countrywide Farmers PLC, Bradford Road, Melksham**

Held in Closed session at the end of the meeting

The Clerk advised that Melksham Town Council are arranging for the following to attend their Ec Dev meetings, not a separate closed meeting:

- Proposed development at the former Countrywide Farmers site
- Wiltshire Council project team for developing the former Library site – older people's flats as per NHP site allocation

iv. **To review the list provided to Developers on what the Parish Council would like to see provided.**

Members reviewed the list.

82/025 Melksham Link Planning Application

Noted: Update from Wilts and Berks Canal Trust (WBCT) on the progress of the planning application

83/025 Bath Road, Shaw Flood Alleviation Scheme

Noted: Communication from YTL Construction UK (Wessex Water) regarding sewer upgrades in Bath Road, Shaw expected to start on Monday 9th June 2025. This scheme was welcomed.

Meeting closed at 8.56pm

Chairman, 16th June 2025