

MINUTES of the Planning Committee of Melksham Without Parish Council held on Monday 7th 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 Marianne Rossi (Finance & Amenities Officer)

Wiltshire Councillor Nick Holder (Bowerhill) attended the meeting; however, he left briefly while agenda item 7a (land to the south of A365 Bath Road and West of Turnpike Garage), was being discussed, as he had recused himself from commenting on this application.

Councillor Sullivan was in attendance at the meeting as an observer and understood that as she was not a member of the Planning Committee, she was unable to vote on any items.

There were seven members of the public at the meeting, with some wishing to speak on various agenda items. There was one member of the public who was attending remotely via Zoom.

491/24 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.

The Clerk reminded those present that they were now in the “Pre-election period of heightened political sensitivity” in the run-up to the elections on Thursday, 1st May.

492/24 Apologies:

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

493/24 Declarations of Interest:

Councillor Peter Richardson declared a non-pecuniary interest in agenda item 7a, (application for Gompels warehouse) as he knew the Operations Manager through community work in Shaw & Whitley.

Councillor Martin Franks declared a non-pecuniary interest in agenda item 9b (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.

494/24 Dispensation Requests for this Meeting: None requested.

495/24 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.

496/24 To consider holding items in Closed Session due to confidential nature:

Resolved: Agenda items 8d, 11b, 11c, 13a 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:

8d: Correspondence from Neighbourhood Plan Consultants and applicant on the land off Corsham Road application (PL/2024/09725).

11b: Planning enforcement at Berryfield Lane which relates to Environment agency work.

11c: Identifies the member of the public.

13a: S106 negotiations for Blackmore Farm.

Members agreed that if any discussions veered into s106 legal aspects of applications they would also need to go into closed session.

497/24 Public Participation:

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

Wiltshire Councillor Nick Holder wished to listen to members' discussions on items 6c and 6d as ward member for Bowerhill. He also wished to give an update on the progress of Pathfinder Place with regard to the school site and the public open space. He explained that he had a site meeting scheduled tomorrow with Wiltshire Council officers to understand why the school site has not been fully secured. He had received an update from Taylor Wimpey last week with regard to the public open space on Maitland Place, and the outstanding issue appears to relate to the hoggin path, which needs to be fully reinstated. The process after this work has been completed is for Taylor Wimpey to have a site meeting with Wiltshire Council officers to confirm that all planning conditions have been fulfilled; if this is the case, it will then be signed off. Taylor Wimpey will then have to have a meeting with Remus, the management company, to agree on the statement of condition so that Remus can

add it to their portfolio of control. He explained that he would have a better idea of how things are progressing at his site meeting tomorrow.

Two representatives from Jarboom Ltd were in attendance at the meeting to speak on agenda item 9b in relation to the premises licence for the WTF Festival, which they are organisers for. It was explained that they were in attendance to answer any questions members may have on the application and wished to provide a short summary of the event. It was explained that the event, which is an 80s and 90s music festival, was scheduled to be held on the weekend of 20th & 21st June with a number of live original acts performing from the 80s and 90s across the two-day event. This event is being hosted at the Melksham Football and Rugby Club, with the venue currently having a premises licence of 4,999 people; however, this excludes the pitches, which is the reason for this application. The consultants hired for the event have organised a number of events in the UK and are very experienced in running this type of event. The representatives confirmed that the licence application was for 7,500 people, but as a condition within the licence, the number of attendees of the event will be capped at 4,999 people to match what the venue currently holds.

Councillor Wood asked members whether they wished to ask the representatives from Jarboom Ltd any questions.

Councillor Harris enquired what the current ticket sales were, and it was confirmed that sales currently stood around 1,700. Councillor Pafford queried how the organisers were going to secure the maximum number of entrances if people turned up on the day of the event without a ticket. It was confirmed that this event was a pre-ticket sale only online; therefore, no one who turns up without a ticket will be allowed into the event. There will be security points at each entrance to the venue where members of the public will need to show their ticket to get through to the ticket point, with ticket gates providing access to the event. Councillor Glover queried whether Wiltshire Council has granted permission for the event to use their fields for additional parking. It was confirmed that this had been applied for, but permission has not been granted yet.

Wiltshire Councillor Holder left the room at this stage. while discussions were taking place on the Gompels Warehouse application.

Mr Gompels was in attendance to speak to the Gompels Warehouse (PL/2024/11426) application, agenda item 7a. He explained that there had been some additional information that had been submitted in relation to this application; however, there wasn't anything major in the new information provided. There was a flood risk assessment & SuDS strategy where Wiltshire Council had raised some queries which have now been answered in this submission. There was a comment made on the heritage assessment which has been responded to. The landscape and visual impact assessment had come through, and it has been determined in that report that the development can be integrated into the landscape without having a detrimental impact on the rural landscape character.

A validation paper has been submitted to validate the employment number, which showed they were around half of what national statistics show. He explained that the

number previously given in the application showed that it was a conservative number. He went on to explain that if the business stays where it currently is, there will be no new jobs created. If the business moves out, it will allow the potential for another business to move in and expand as well. A request by Wiltshire Council Highways department had also been made for the footpath to be made wider, which Gompels had agreed to.

No members of the council had any questions at this stage.

A resident wished to speak briefly on agenda item 7a and draw members attention to the fact that there are some detailed comments in response to the individual papers submitted and hoped that all councillors took time to read them.

The meeting reconvened, and it was agreed to move the following agenda items up the agenda: 7a and 9a & 9b.

498/24 Amended Plans/Additional Information: The Council considered the following revised/amended plans/additional information and made the following comments:

- a) **[PL/2024/11426](#): Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts:** Construction of warehouse with office space, parking and associated landscaping including site access. Applicant: Gompels Healthcare Ltd To consider additional information: Flood Risk Assessment & SuDS Strategy, Heritage Assessment, Landscape and Visual Impact Assessment, Validation of Employment Numbers, Highways Authority correspondence. To note correspondence with Wiltshire & Bath Air Ambulance.

Members discussed the new documents and were pleased to see an improvement to the footway. The flood risk assessment detailed the fact that ditches must be maintained, which was felt should be a planning condition for this application if Wiltshire Council approves it. The landscape and visual report reinforces the position that the parish council had in regard to the maturity of planting to screen the building so there was an opportunity for further improvement.

The Clerk drew members attention to the correspondence from the Wiltshire and Bath Air Ambulance with regard to this application due to the current issue with birds in the area and the potential risk of a bird strike. The Clerk explained that she had made them aware of this application so that they could assess how this application may affect their flight path in and out of the airbase in terms of birds roosting on building roofs, etc., and causing an issue for the Air Ambulance when leaving and returning to the airbase. The Air Ambulance has responded and feels that it would be sensible for this application to have a bird management plan which can show how the building would be protected from birds roosting to reduce any impact on the Air Ambulance. It was noted that the parish council had not initially made a comment with regard to birds when they discussed the planning application;

however, as the council had made comments on other applications in relation to birds, the Clerk had sent further comments about this to Wiltshire Council.

Comments: The parish council welcome the additional information provided but having considered the new information see no reason to change their view of no objection (with previous caveats) on this application.

499/24 To consider the new Premises Licences (part 1):

a) Guidance for making representations:

Noted.

b) 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. **Comments by 15th April**

Councillor Wood explained that the representatives from Jarboom Ltd had met with the parish council to provide information about the festival and listen to any concerns prior to this evening's meeting. Members acknowledged that the organisers had applied to Wiltshire Council for permission to use Wiltshire Council's land for additional car parking for the event. It was noted, as explained in public participation, that permission had not been granted yet. Councillor Glover explained that he would be concerned about parking in the area if permission was not granted for the additional car parking, as detailed in the plans, as this would then spill out into the residential area, causing congestion in these areas. In addition, he has concerns with regard to noise management from the recordings and the live music; however, he acknowledges that the organisers have assured the council that there will be sound monitoring at the event. He would be minded to support this premises licence application if sound monitoring is at the venue which has been approved by Wiltshire Council beforehand as well as Wiltshire Council granting permission for the event to use their land as detailed in the plans for additional parking at the event. Members agreed with this.

There were some concerns with regard to crowd noise radiating across the local area; however, members recognised that this would be considered by Wiltshire Council.

Comments: The parish council have no objection to this application subject to the following conditions:

- There is noise monitoring at the event which has been approved by Wiltshire Council beforehand.
- Permission is granted by Wiltshire Council for the additional car parking areas to be used for the event as detailed in the plans.

500/24 Planning Applications: The Council considered the following applications and made the following comments:

- a) [PL/2025/02422](#): **Holbrook Dairy Farm, Berryfield Lane, Melksham, SN12 6EH**
Prior Approval - Class Q - Agricultural to Dwellinghouse: Prior approval under Part 3 Class Q for a proposed Agricultural Barn Conversion to Single Dwelling.
Applicant: Mr Komosa. **Comments by 7th April 2025.**

Comments: No objection

- b) [PL/2025/02668](#): **Boundary Farm, 620 Berryfield Lane, Melksham, SN12 6EF:**
Full Planning Permission: Change of use of 20 square meters from agricultural to B2 commercial with temporary storage tank for stone waste. Applicant: Sandridge Stone Ltd. **Comments by 24th April 2025.**

Comments: No objection

- c) [PL/2025/03004](#): **18 Duxford Close, Bowerhill, Melksham, SN12 6XN:**
Householder Planning Permission: First Floor Bedroom Extension. Applicant: Mr & Mrs Draper. **Comments by 25th April 2025.**

Comments: No objection

- d) [PL/2025/02839](#): **39 Duxford Close, Bowerhill, Melksham, SN12 6XN:**
Householder Planning Permission: Proposed First Floor Extension. Applicant: Mr Ryan Bewley. **Comments by 23rd April 2025.**

Comments: No objection

501/24 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. **To consider feedback from meeting with Catesby 31st March and if any further comments to be submitted.**

Members discussed the meeting held with Catesby on 31st March and felt that the layout of the proposed development was well designed. It was felt that elements of this type of design may be something that could be taken on board to

incorporate in the design guide for the neighbourhood plan and also for the Blackmore Farm development. In particular, the amount of green space allocated in the design as well as the width of the access road allows space for trees to be planted on both sides. It was noted that the parish council still had a strong objection to this development due to it being a speculative development and not plan-led.

- 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.

The Clerk advised that there was no new information to consider for this application.

- 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
To note date to meet with Bloor and review revised/amended plans/documents

The Clerk advised that there were some new revised/amended plans for this application, and Bloor Homes have offered to meet with the parish council to explain the changes since their submission. The meeting is scheduled to take place on Wednesday, 16th April, at 2pm.

- d) C 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. **To consider correspondence from Neighbourhood Plan consultants and applicant on this application.**

This item was held in closed session at the end of the meeting.

- 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 Clerk advised that there was no new information to consider for this application.

- 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 Clerk explained that there had been some new comments from Wiltshire Council with regard to the public open space and play area in this application. In the new comments it details the fact that in the absence of a play area, there is an off-site play area contribution due. It was noted that due to the number of dwellings proposed in this application, it is below the number that triggers the requirement for an equipped play area. The reason why the parish council has been pushing for an equipped play area is because this application is phase 2 of the development with phase 1, with 50 dwellings already having permission at appeal. The council have always felt that if the two applications had come forward together, they would have triggered the requirement for an equipped play area to be provided within the site. The Clerk had contacted Wiltshire Council following the comments to ask whether they could request that some play equipment should be provided on site, rather than an offsite contribution. She had received a response from them that advised that they were unable to request this, as it is not in the s106 agreement, so there is not a requirement for the developers to provide the amenity at the site.

502/24 To consider the new Premises Licences (part 2):

- a) **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. **Comments by 21st April 2025.**

The Clerk explained that Whitley Golf Club wished to change their permitted hours to sell alcohol from 10am to 8am and amend opening hours to 7am seven days a week. For clarity this would mean that the facility would be selling alcohol from 8am to midnight and the premises would be open from 7am to midnight every day. It was noted that in the premises licence application it detailed the reason why this was being applied for was to enable the occasional early morning golfer to be able to have a drink after. Members discussed the application and did not have any objections.

Comments: The parish council has no objection to this premises licence application as proposed.

503/24 Proposed Energy Installations:

a) Brockleaze BESS (Battery Energy Storage System) public consultation:

Councillor Richardson explained that this BESS installation was outside of the parish area and was located north of Whitley. He explained from the CAWS (Community Action Whitley and Shaw) perspective, they do not feel that they have a mandate to lead campaigns outside of the area but wish to make some comments to protect the residents in Shaw and Whitley, which include the following points:

- Fire Safety management plan: Is it adequate?
- Drainage and attenuation: Is it acceptable, and would there be any runoff from the containers and the container hard standings?
- The cable route is not currently defined. It is understood that this would either be a separate application or a permitted development by the National Grid, which will own the cable.
- Is the timing of the application premature? This is because the current connection date to the substation is 2035. There was an application for a solar farm south of the M4 refused by Wiltshire Council because it was premature.
- Impact of the construction because of the traffic and noise etc.

It was noted that the point of connection for the cable will be into the Melksham Substation, as there was a 132 kV area in this substation. Councillor Richardson explained that following research there wasn't currently a connection agreed at this substation in the name of Brockleaze BESS, but there is a connection listed for "Beanacre BESS", and this might have been a previous name for the project.

Councillor Richardson agreed to copy the Clerk into CAWS comments on this application.

Resolved: The parish council submit the comments as detailed above to the Brockleaze BESS consultation.

b) Update from Lime Down Solar following close of second public consultation ending 19th March and invitation to meeting:

The Clerk explained that Lime Down Solar has offered to meet with the council for a briefing, which members agreed to.

Resolved: The parish council accept the invitation from Lime Down Solar to meet with them.

c) Update by CAWS BESS (Community Action: Whitley & Shaw) Working Group on connections to Melksham Substation/s

Councillor Richardson advised that included in the agenda pack was the current list of connections to the Melksham substation. It was noted that a number of these schemes are looking to be developed around 2037, which could cause some issues if this was all happening at the same time. It was felt that this was a good list for the council to be aware of so that all schemes could be looked at strategically with regard to the cumulative impact.

504/24 Planning Enforcement: To note any new planning enforcement queries raised and updates on previous enforcement queries.

a) **Westlands Lane, Beanacre:**

The Clerk explained that following the last meeting and the issues discussed, the situation appears to be much better in this area, with the one occasional tipper truck using the route off the A350, but to date the logo or registration number has not been able to be identified. It was noted that residents had raised issues around a number of issues, including noise, vibration, mud and gravel on the road, and lorries ignoring construction management plans and using the route to sites via the A350 and weight limit bridge, etc. This was following a number of schemes all taking place at the same time, such as ongoing deliveries to the two BESS (Battery Energy Storage System) schemes adjacent to the Melksham substation, the start on site of Wick Solar Farm in adjacent fields, and the start of the works to upgrade the substation by Morrisons Energy for National Grid. New signage has been put into place to divert construction traffic from accessing Westlands Lane via the A350, which appears to have improved the situation a lot. The Clerk had recently driven down Westlands Lane and noted that it looked cleaner with less mud on the road.

The Clerk explained that some residents of Westlands Lane this afternoon had made comments about the principle of how all of the schemes could be allowed to take place all at the same time and whether there could be a better way to ensure this doesn't happen again to mitigate the impact caused. The Clerk explained that she wasn't sure that there was because it was the same as two neighbours getting planning permission for an extension and them both starting at the same time. She thought perhaps the cumulative effect of these types of planning applications could be considered prior.

b) **C Berryfield Lane, Berryfield:**

This item was held in closed session at the end of the meeting.

c) **Off Semington Road, Berryfield:**

As members are aware, some months ago there was a mobile home installed on land near to the Semington bus gate and Alan Joy Windows. When this had been reported to Wiltshire Council, they advised that this was on site for lambing

season. She had received information that there have now been diggers, pipework and electrics on site, which she has sent to Wiltshire Council.

d) Land adjoining to 35 Westlands Lane, Beanacre:

This item was held in closed session at the end of the meeting.

The Clerk wanted to make members aware that she had received some correspondence from a resident regarding the landowner of land adjoining 35 Westlands Lane, Beanacre, adding unsightly Heras fencing and other rubbish on the land. The Clerk had spoken to the resident face-to-face about this issue; however, she does not think that there is anything that can be done because it was a landowner depositing materials on their own land. She explained that unless it was causing a health protection issue, such as attracting rats, the council were unable to get involved, as this was a civil matter.

505/24 Planning Policy:

a) Joint Melksham Neighbourhood Plan:

i) Response of Examiner following examination and next steps:

The Clerk advised that there had currently been no response from the Examiner, which was disappointing in terms of the timescales with regard to holding the referendum on 1st May. She was now unsure whether the referendum would take place on the 1st May due to the short timeframe. Members noted this update.

ii) Approval of funding by Melksham Town Council for this joint project:

Members noted that at a recent town council meeting they approved the funding for the joint Melksham Neighbourhood Plan project.

b) Wiltshire Council's Draft Local Plan Examination: Response to the Inspectors' Initial Questions by Wiltshire Council (21st March):

Members noted the response from Wiltshire Council to the inspectors' initial questions on the draft Wiltshire Local Plan.

506/24 S106 Agreements and Developer meetings: (Standing Item)

a) C 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

This item was held in closed session at the end of the meeting.

Resolved: The parish council approve the actions taken so far by the Clerk and Councillor Glover on the s106 agreement for Land at Blackmore Farm negotiations and engage Wellers Hedley at a cost of £950 + VAT to review the s106 agreement this week, (W/C 7th April), prior to it being signed by Wiltshire Council.

ii) Pathfinder Place:

The Clerk advised that there was no update; however, the play area still needs to be inspected by the parish council, which was on her list to do.

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

There was no update, but the Clerk has received some details of a bridge company who presented to Wiltshire Council in order for costs to be obtained, but that the Rights of Way team at Wiltshire Council did not have any capacity to assist at present.

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

There was no update.

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

None.

b) Contact with developers:

There were none to report.

Two members of the public and Wiltshire Councillor Holder left the meeting at 8.00pm while the meeting went into closed session.

Meeting closed at 8.10 pm

Chairman, 14th April 2025