

**MINUTES of the Planning Committee of Melksham Without Parish Council
held on Monday 1st June 2026 at Melksham Without Parish Council Offices
(First Floor), Melksham Community Campus, Market Place, SN12 6ES
at 7:00pm**

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

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

In attendance: None

On Zoom: 1 member of the public on Zoom (part)

026/26 Welcome, Housekeeping and Announcements

The Chair welcomed everyone to the meeting.

The Clerk advised that the planning application for land east of Blackmore Farm for approximately 275 dwellings had now been validated and would be brought to a future meeting. Members discussed recent media enquiries regarding the proposal and reiterated concerns previously raised regarding cumulative traffic impacts and access arrangements.

Resolved: That Wiltshire Council be asked to provide its views on the impact of the proposed Melksham By-pass on the development land east of Blackmore Farm prior to the parish council's consideration of the application.

027/26 Apologies

No apologies were received.

028/26 Election of Chair and Vice-Chair of Planning Committee for 2026/27

a. Election of Chair

Councillor Wood was nominated as Chair.

There were no further nominations.

Resolved: To elect Councillor Richard Wood as Chair of the Planning Committee for 2026/27.

b. Election of Vice-Chair

Councillor Baines was nominated as Vice-Chair.

There were no further nominations.

Resolved: To elect Councillor Alan Baines as Vice-Chair of the Planning Committee for 2026/27.

c. Scheme of Delegation

Members noted the Planning Committee Scheme of Delegation and Terms of Reference.

029/26 Declarations of Interest

a. Declarations of Interest

It was noted for transparency that Melksham Without Parish Council had provided grant funding to Meadowbrook Community Garden (agenda item 8a).

b. Dispensation Requests

None received.

030/26 To consider holding items in Closed Session due to confidential nature

Under the Public Bodies (Admission to Meetings) Act 1960, the public and representatives of the press and broadcast media be excluded from the meeting as required as publicity would be prejudicial to the public interest because of the confidential nature of the business to be transacted.

Agenda Item 14 (Planning Enforcement): Start of potential legal action.

031/26 Public Participation

Standing Orders were suspended for public participation

MP1: PL/2025/06078 – 211 Woodrow Road (Meadowbrook Community Garden)

MP1, the applicant for PL/2025/06078, attended via Zoom.

She explained that the application represented a revised submission of a proposal previously considered and supported by the parish council last year. She advised that the original application had been amended following discussions with Wiltshire Council planning officers regarding flood risk vulnerability classifications and planning use classes. The revised application sought permission for a Sui Generis Community Garden use, which more accurately reflected the nature of the project and addressed concerns raised during the earlier application process.

In response to questions from members, MP1 confirmed that no significant increase in visitor numbers, vehicle movements or activity levels was proposed as part of the application. She explained that the site continued to be managed primarily as a community resource with an emphasis on sustainability, biodiversity and community wellbeing. Members were also advised that alternative sites had been considered as part of the planning process and that supporting information had been provided to address the flood risk and sequential test requirements.

Standing Orders were reinstated.

It was agreed to move agenda item 8a for PL/2025/06078 - 211 Woodrow Road (Meadowbrook Community Garden) up the agenda.

032/26 New Planning Applications

a. **PL/2025/09152 – 295 Sandridge Common, Wiltshire, SN12 7QS** Lawful development: Existing use: Certificate of lawfulness (Existing Use) to confirm that extensions constructed in 2019 were built lawfully.

Members considered the proposal to be a relatively minor infill extension between existing built elements and saw no planning reason to oppose the Certificate of Lawfulness for the extensions which had been constructed in 2019.

Comments: NO OBJECTION

b. PL/2026/02466 – 48 Eden Grove, Whitley, Melksham, SN12 8QJ

Householder planning application: Detached Garage and Garden store.

Members noted that adequate access and parking arrangements already existed and raised no objection.

Comments: NO OBJECTION

c. PL/2026/02753 – The Oaks, Lower Woodrow, Forest, Melksham, SN12 7RB

Householder planning permission: Extension and alterations to existing house.

Members noted the scale of the proposal and the absence of significant impacts on neighbouring properties or the wider area.

Comments: NO OBJECTION

d. PL/2026/02520 – Units 5&6 Church Farm, Bath Road, Shaw, Melksham, SN12 8EF. Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses: Units 5&6 Church Farm, Bath Road, Shaw, Melksham, SN12 8EF

The Clerk advised that the application had not appeared on Wiltshire Council's weekly planning lists and had therefore not been identified in time for consideration at the previous Planning Committee meeting on 11th May 2025, when the adjacent Church Farm application (Units 7–10 PL/2026/02519) had been considered. Due to the consultation deadline falling before the date of the current meeting, comments were therefore submitted by officers on behalf of the Parish Council. As the proposal was substantially the same as the adjacent application, the same objections and policy-based comments were submitted.

Resolved: To ratify the comments submitted by officers on behalf of the parish council.

033/26 Amended Plans / Additional Information

a. PL/2025/06078 – 211 Woodrow Road, Melksham, SN12 7RD Full planning permission: Change of Use to Sui Generis (Community Garden).

Discussed after Public Participation

Comments: NO OBJECTION

Members welcomed the proposal and noted that the community garden had operated successfully and provided a valuable community resource. Whilst acknowledging concerns raised by some nearby residents regarding future activity levels, members considered that there was no evidence that the use had caused unacceptable impacts.

b. PL/2025/06105 – Land at Bowerhill Lane, Bowerhill, Melksham (*Old Loves Farm*) Outline Planning Permission: Erection of up to 50 No. dwellings and associated works.

Comments: OBJECT

Members noted that amended plans had been submitted but remained concerned regarding the principle of development.

Whilst acknowledging minor improvements to the layout, members considered that the amendments did not overcome the fundamental objections previously submitted. They emphasised that:

- The proposal remains speculative development outside the defined settlement boundary and outside allocations within JMNP2.
- Highway concerns remain unresolved, particularly the creation of an additional junction without a turning lane/ghost islands onto the A365 and cumulative impacts alongside other approved and proposed accesses.
- The development would adversely affect the setting of the listed farmhouse, contrary to Policy 21 (Local Heritage) and Policy 18 (Landscape Character).
- Members rejected the suggestion that the proposal represented “infill” development.
- Members considered that approval of the nearby Gompels warehouse application should not be used as a precedent to justify residential development on this site.

034/26 Current Planning Applications

- a. [PL/2024/10345 \(FULL\)](#) and [PL/2025/09780 \(OUT\)](#) **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.

Members noted ongoing discussions between the Environment Agency and the applicant regarding hydrology modelling and flood risk assessments.

- b. [PL/2026/01555](#) - **Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS**. A reserved matters application (appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188

Members reviewed the extensive comments submitted by statutory consultees, particularly those from Urban Design, Landscape, Housing Enabling, Public Open Space, the Environment Agency and Drainage. It was noted that a significant number of consultees had raised concerns and requested amendments to various aspects of the scheme.

Members agreed that the application was too large and complex to undertake a detailed assessment of all aspects within a single meeting. It was therefore suggested that future reviews of the application should be structured around key planning themes, enabling a more detailed assessment against the policies of the Joint Melksham Neighbourhood Plan 2 and other relevant planning documents.

Comments: OBJECT

Members raised the following concerns:

- The application is being considered in isolation from the remainder of the wider site allocation and lacks a comprehensive masterplan demonstrating how future phases will integrate with this phase of development. This makes it difficult to properly assess movement, connectivity, open space provision, drainage, landscape treatment and infrastructure delivery across the site as a whole.

- Significant concerns have been raised by Wiltshire Council's Urban Design, Landscape and Housing Enabling Teams. The Parish Council supports these concerns and considers that amendments should be made before the application is determined.
- Clarification is required regarding compliance with the affordable housing requirements contained within the approved Section 106 Agreement. Comments from the Housing Enabling Team suggest that the affordable housing provision proposed do not accord with the agreed obligations.
- The Parish Council shares the concerns raised regarding the quality of the layout, public realm, landscaping, character areas and overall design approach. The development should demonstrate compliance with **Policy 20 (Locally Distinctive, High Quality Design)** and **Policy 18 (Landscape Character)** of the Joint Melksham Neighbourhood Plan 2.
- The application should clearly demonstrate how walking, cycling and public transport connections will integrate with surrounding development parcels and the wider allocation in accordance with **Policy 11 (Sustainable Transport and Active Travel)**.
- The Parish Council supports the detailed comments submitted by the Environment Agency and Drainage officers and requests that all drainage, flood risk and maintenance issues are fully resolved before any approval is granted, in accordance with **Policy 3 (Flood Risk and Natural Flood Management)**.

Based on the comments made by the statutory consultees, members expect to see significant revision of the scheme prior to determination. Members will continue the review the application.

Resolved:

1. The Clerk to ask the Planning Officer whether they expect the scheme to be revised and to await that revision before considering the application further.
2. To undertake a themed review of the application at future meetings against relevant Joint Melksham Neighbourhood Plan 2 policies.

The Clerk explained that correspondence had been sent to Wiltshire Council seeking clarification on whether a Section 73 application could be used to amend access arrangements approved at the outline planning stage.

She advised that residents continue to challenge the approved access through Maitland Place for application PL/2022/08504 (Land South of Western Way), particularly following highway officer comments that construction traffic should use the emergency access onto the A365. Residents had questioned whether a Section 73 application could be used to replace the approved access via Maitland Place with a permanent junction on the A365, citing an example from another local planning authority where this approach had been used.

The Clerk also queried whether a similar approach could be applied to the Blackmore Farm development (PL/2023/11188), where it had previously been advised that the approved access arrangements could not be altered as they formed part of the outline permission. Members reiterated their preference for the approved T-junction on the A3102 to be replaced with a roundabout.

A response from Wiltshire Council has been requested regarding the potential use of a Section 73 application in relation to both developments.

c. [PL/2025/07391](#) - **Land South of Western Way, Melksham, Wiltshire.** Reserved Matters (appearance, landscaping, layout and scale) for 210 residential dwellings (Use Class C3), along with associated open space, landscaping, and parking, pursuant to Condition 2 of Outline Planning Permission ref. PL/2022/08504.

Comments:

Members noted that the Pathfinder Place Residents' Association had submitted robust comments suggesting a permanent left-in/left-out access arrangement onto the A365 - with Maitland Place retained only for emergency, pedestrian and cycle access. They also propose the use of a Section 73 application to amend the approved access arrangements.

Members fully supported the Residents' Association's position and endorsed the request for a permanent left-in/left-out access arrangement onto the A365.

d. [PL/2025/06749](#) - **Land North of Bath Road (A365), Melksham (Adjacent to Melksham Oak Community School).** Outline planning application (with all matters except access reserved) for mixed use development comprising residential (up to 205 dwellings), land reserved for expansion of secondary school, public open space, landscaping and associated engineering works.

No new documents or comments.

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).

Members noted comments from Public Open Space and discussed future provision and maintenance of community facilities and open space.

Comments: Members request that an appropriate Section 106 contribution be secured towards the maintenance and improvement of Berryfield Village Hall, which will experience increased demand as a result of the development. This would support the delivery of community infrastructure in accordance with Joint Melksham Neighbourhood Plan 2 (NHP2) Policy 8 (Infrastructure Phasing and Priorities) and Policy 14 (Community Facilities).

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

No response had been received to the Clerk's correspondence. The call-in remains in place.

035/26 Proposed Energy Installations

a. Lime Down Solar

Members noted the publication of the Deadline 1a submissions and the Examining Authority's first written questions as part of the Development Consent Order examination process.

Councillor Richardson drew members attention to a question inviting local authorities to consider submissions made by Community Action Whitley and

Shaw (CAWS) regarding the cumulative impacts of major energy and infrastructure projects on local communities. Members discussed whether parish councils were able to respond directly and agreed that clarification should be sought.

Members reiterated the importance of ensuring that cumulative impacts on local communities, highways and the rural environment are properly considered throughout the examination process.

Resolved:

1. The Clerk to seek clarification regarding whether parish councils can respond directly to the Examining Authority's question on cumulative impacts.
2. To respond to the Examining Authority's question on cumulative impacts.

b. Cable Route for Norrington Spring Park Project (Aureos for SSEN Distribution) and Studley Solar Farm (DNOC for Verdant Energy)

Members noted the meeting planned with Aureos on 1st July 2026.

c. [PL/2025/05552](#) Land South of Brockleaze, Neston, Corsham, SN13 9TE.

No new documents or comments.

d. Wiltshire Council Engagement on Cumulative Impact

No response had yet been received from Wiltshire Council.

036/26 Planning Policy

a. Joint Melksham Neighbourhood Plan

Members reflected on recent planning applications and identified highways impacts as a recurring issue.

Resolved 1: To add Highways to the list of potential policies for Neighbourhood Plan 3

Members also noted that the Joint Melksham Neighbourhood Plan had been shortlisted for the RTPi South West Awards for Planning Excellence.

Resolved 2: For Councillor Pafford as the Chair of the Neighbourhood Plan and the Clerk to attend the South West awards presentation event on Wednesday 1 July 2026.

It was noted that, at the Annual Council Meeting held on 18th May 2026, Councillor Pafford had been appointed as the Parish Council's spokesperson for matters relating to the Joint Melksham Neighbourhood Plan (MIN 014/26). Melksham Town Council had been invited to consider whether they would also wish Councillor Pafford to represent their Council in this capacity.

b. Wiltshire Local Plan Examination & Withdrawal of the Wiltshire Local Plan

Members noted Wiltshire Council's decision to withdraw the Wiltshire Local Plan Pre-Submission Draft 2020–2038 from examination.

Discussion took place regarding the potential implications of the withdrawal. It was noted that town and parish councils had received no information regarding the practical implications of the withdrawal and that there remained uncertainty

over the housing requirement that should now be used for the Melksham Neighbourhood Plan area.

Members highlighted concerns regarding the continued operation of the West Wiltshire Recreation Development Plan Document (DPD), which currently results in lower recreation and play area contributions in the former West Wiltshire area than elsewhere in Wiltshire. It had previously been anticipated that the emerging Local Plan would supersede the DPD; however, following withdrawal of the Local Plan, Members questioned whether Wiltshire Council intended to review the DPD separately and agreed that clarification should be sought.

Resolved:

1. To continue seeking clarification from Wiltshire Council regarding:
 - the implications of the Local Plan withdrawal for neighbourhood planning and the determination of planning applications.
 - the status of Local Plan policies currently being relied upon within planning applications and planning appeals
 - the status of the West Wiltshire DPD
2. To request updated housing requirement figures for the Melksham Neighbourhood Plan area.

c. Correspondence from Minister of State for Housing and Planning

Members noted the Minister's response regarding speculative housing development and discussed potential future action.

037/26 Tree Preservation Order

Resolved: To support Tree Preservation Order TPO/2026/00007 for the public open space at Bader Park.

038/26 Appeals

Members noted that no new appeal decisions had been received.

Members noted that a new appeal relating to Outmarsh Farm (PL/2025/08409) had commenced. Members noted that comments would be submitted in line with the Parish Council's previous comments on the application.

039/26 Planning Enforcement

Held in Closed Session at the end of the meeting.

Members received an update regarding ongoing planning enforcement matters, including the site on Berryfield Lane.

It was reported that further correspondence had been received regarding activity on the site, including acknowledgement that fires had taken place. Members noted that waste activity and skip movements appeared to be continuing, although some material was also being removed from the site.

Resolved: To respond to Enforcement highlighting the ongoing use of the site and Berryfield Lane by scaffolding and skip lorries.

040/26 Townsend Farm Development

Members received an update regarding the Townsend Farm development and associated infrastructure works.

Concern was expressed that the approved access arrangements had still not been implemented meaning that construction traffic continued to utilise Townsend Farm and none of the dwellings had been occupied. Members noted that the Clerk had again questioned the progress of the approved access connection with the developer and Wiltshire Council.

Members also discussed the ongoing sewer connection works and associated road works on Semington Road. It was noted that extensive excavation and drilling works were taking place and that traffic management measures had been required. Members questioned the characterisation of the route as a "quiet road", noting the impact of the closures on local traffic and bus services.

It was reported that a planned site visit with the Walk Wheel Cycle Trust as part of the holistic review of Semington Road had been postponed until late June (Tuesday 23rd June 2026) because the current roadworks would distort any assessment of pedestrian and cycle movements.

041/26 S106 Agreements and Developer Meetings

a. Updates on ongoing and new S106 Agreements

i. Pathfinder Place

No updates.

ii. Gompels Warehouse

Members noted that the Section 106 Agreement had now been signed and the decision notice issued.

It was noted that the biodiversity net gain contribution was secured through the Section 106 Agreement, with most other requirements secured through planning conditions.

iii. The deed of variation for highway funding for Buckley Gardens, Semington Road was noted.

iv. S106 decisions made under delegated powers

None

b. Contact with developers:

i. Bellway

Members noted a forthcoming meeting with Bellway on 24 June 2026 and a public consultation planned for 10 July 2026 relating to land between Townsend Farm and Berryfield Lane.

ii. Wiltshire Council Depot

Members noted correspondence regarding the proposed Wiltshire Council depot at Bowerhill and that work on the planning application was continuing.

c. Transparency of Draft S106 Agreements

The Clerk expressed continued frustration that draft Section 106 Agreements are often not brought to the attention of parish councils until after decisions are issued.

Specific examples were given where infrastructure contributions, including NHS and community facility funding, may have been overlooked because parish councils had not been aware that draft agreements had been published.

Concern was also expressed regarding proposed changes to planning committee procedures and the need for Wiltshire Council to improve transparency and notification arrangements.

Meeting closed at 8:59 pm.

Chairman, 29th June 2026