



# Public Document Pack

## Melksham Town Council

Town Hall, Melksham, Wiltshire, SN12 6ES  
Tel: (01225) 704187

Town Clerk Tracy Predeth BA(Hons) MPA, FLSCC

To: Councillor S Rabey (Chair)  
Councillor A Griffin (Vice-Chair)  
Councillor P Alford  
Councillor P Aves  
Councillor G Cooke  
Councillor G Ellis  
Councillor J Oatley  
Councillor C Stokes

3 December 2024

Dear Councillors

In accordance with the Local Government Act (LGA) 1972, Sch 12, paras 10 (2)(b) you are invited to attend the **Economic Development and Planning Committee** meeting of the Melksham Town Council. The meeting will be held at the Town Hall on **Tuesday 10th December 2024** commencing at **7.00 pm**.

A period of public participation will take place during the meeting. The Press and Public are welcome to attend this meeting.

Yours sincerely

Mrs T Predeth BA(Hons), MPA, FSLCC  
Town Clerk and RFO

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**Melksham Town Council  
Economic Development and Planning Committee**

**Tuesday 10 December 2024  
At 7.00 pm at the Town Hall**

**Public Participation** – To receive questions from members of the public.

In the exercise of Council functions. Members are reminded that the Council has a general duty to consider Crime & Disorder, Health & Safety, Human Rights and the need to conserve biodiversity. The Council also has a duty to tackle discrimination, provide equality of opportunity for all and foster good relations in the course of developing policies and delivery services under the public sector Equality Duty and Equality 2010.

**Virtual Meeting Access:**

Please follow the joining instructions below for the virtual Zoom meeting

**[Join Zoom Meeting](#)**

**Meeting ID: 836 6987 6198 Passcode: 481965**

**Participants will be directly let in the meeting by clicking on the above link. There is no waiting room**

**AGENDA**

**1. Apologies**

To receive apologies for absence.

**2. Declarations of Interest**

To receive any Declarations of Interest in respect of items on this agenda as required by the Code of Conduct adopted by the Council.

Members are reminded that, in accordance with the Council's Code of Conduct, they are required to declare any disclosable pecuniary interest or other registrable interests which have not already been declared in the Council's Register of Interests. Members may however, also decide, in the interests of clarity and transparency, to declare at this point in the meeting, any such disclosable pecuniary interests which they have already declared on the Register, as well as any other registrable or other interests.

### 3. Public Participation

Members of the public are invited to attend the meeting and address the council.

Members of the public are requested to send their question to [locum@melksham-tc.gov.uk](mailto:locum@melksham-tc.gov.uk) by noon on the working day before the meeting. This will make it more likely that we will be able to answer your question on the night.

### 4. Minutes (Pages 1 - 4)

To approve the Minutes of the Economic Development and Planning Committee meeting held on Tuesday 19<sup>th</sup> November 2024.

### 5. Planning Considerations

Members to note that when responding to planning applications consideration should be given to the Melksham Joint Neighbourhood Plan, the Wiltshire Core Strategy and the National Planning Policy Framework (NPPF).

### 6. Planning Applications

To comment on the following planning applications

#### 6.1 PL/2024/04833

[PL/2024/04833](#) - Full Planning Permission

Address: The Shed, Melksham Forest Community Centre, Bowmans Court, Melksham, Wilts, SN12 7FF

Proposal: Proposed extension to 2 original shipping containers of free standing wood and profile steel shelter to north of the current shed.

Respond By 11-12-2024

#### 6.2 PL/2024/10636

[PL/2024/10636](#) - Householder Application

Address: 12 Coronation Road, Melksham, SN12 7PE

Proposal: A side and rear extension.

Respond By 24-12-2024

#### 6.3 PL/2024/10575

[PL/2024/10575](#) - Householder Application

Address: St Andrews Vicarage, 33 Church Lane, Melksham, SN12 7EF

Proposal: Removal of existing garage and construction of two domestic garden pods & associated works

Respond By 25-12-2024

#### 6.4 PL/2024/10702

[PL/2024/10702](#) - Householder planning permission

Site Address: 22 Woodstock Garden, Melksham, SN12 6AN  
Proposal: Proposed replacement of existing garage with a larger garage.  
Respond by: 30-12-2024

#### 6.5 **PL/2023/11188**

[PL/2023/11188](#) - Outline planning permission: Some matters reserved

Site Address: Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS  
Demolition of agricultural buildings and development of up to 500 dwellings; up to 5,000 square metres of employment (class E(g)(i)) & class E(g)(ii); land for primary school (class F1); land for mixed-use hub (class E / class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate the development of the site (Outline application relating to access)  
Reply By: 17-12-2024

This development is within the Melksham Without Parish Council area but was considered by this committee in January. [Link to minutes.](#)

Melksham Without Parish Council Planning Committee will be considering this application on 16<sup>th</sup> December. The MWPC Clerk has asked that your attention be particularly drawn to the covering letter to the revised plans dated 22<sup>nd</sup> November 2024.

## 7. **Planning Decisions**

To note the following planning decisions

#### 7.1 **PL/2024/07506**

[PL/2024/07506](#) - Removal or Variation of a Condition

Address: Roundponds Farm, Melksham, Wiltshire, Melksham, Wilts, SN12 6EF  
Proposal: Variation of condition 2 of 13/06707/FUL (Construction of a Solar Park including the installation of solar panels, security fencing and cameras, landscaping and other associated works and cable route/trenching) to bring about the cessation of use on site and deliver land restoration to its former condition on 8 June 2055 (rather than on the 25th year anniversary of the date following the first electricity generation).

Decision Date: 12-11-2024 Decision: Approve with Conditions

MTC decision: Support.

#### 7.2 **PL/2024/08960**

[PL/2024/08960](#) - Proposed Works to Trees in a Conservation Area

Address: 34 LOWBOURNE, MELKSHAM, SN12 7DZ

Proposal: T1 Field Maple T2 Copper Beech - Reduction by up to 2 meters.

Decision Date: 11-11-2024 Decision: No Objection

MTC decision: Support.

### 7.3 **PL/2024/06462**

[PL/2024/06462](#) - Householder Application

Address: 62 Lowbourne, Melksham, SN12 7ED

Proposal: Proposed detached garage and store, and alterations to existing driveway

Decision Date: 12-11-2024 Decision: Approve with Conditions

MTC decision: Support but echo the comments of the Highways Department

### 7.4 **PL/2024/06907**

[PL/2024/06907](#) - Householder Application

Address: 5 UNION STREET, MELKSHAM, SN12 7PR

Proposal: Proposed maintenance works to the external façade, roof and rear extension.  
New garden room.

Decision Date: 12-11-2024 Decision: Approve with Conditions

MTC decision: Support

### 7.5 **PL/2024/06974**

[PL/2024/06974](#) - Works to a Listed Building

Address: 5 UNION STREET, MELKSHAM, SN12 7PR

Proposal: Proposed maintenance works to the external façade, roof and rear extension.  
New garden room.

Decision Date: 12-11-2024 Decision: Approve with Conditions

MTC Decision: Support

### 7.6 **PL/2024/09282**

**PL/2024/09282** - Householder Application

Address: 11 THAMES CRESCENT, MELKSHAM, SN12 8BH

Proposal: Replacement Larger Single Storey Rear Extension

Decision Date: 20-11-2024 Decision: Approve with Conditions

MTC Decision: Support

### 7.7 **PL/2024/09235**

[PL/2024/09235](#) - Householder Application

Address: 50 KING STREET, MELKSHAM, SN12 6HG

Proposal: Proposed Replacement Conservatory Roof, Infill Porch Fenestration,  
Replacement Fenestration & Repairs to Dormers

Decision Date: 25-11-2024 Decision: Approve with Conditions

MTC decision: Support.

### 7.8 **PL/2024/07573**

**PL/2024/07573** - Full Planning Permission

Address: Forest and Sandridge Church of England Voluntary Aided Primary School,  
Cranesbill Road, Melksham, SN12 7GN

Proposal: Creation of an Artificial Grass Pitch (AGP) with perimeter fencing, hardstanding

areas, storage container, and an access footpath

Decision Date: 26-11-2024 Decision: Approve with Conditions

MTC Decision: Support but would like a condition imposed that the facilities must be available for community between 3:30pm to dusk on Monday to Friday and 10am to 4pm on Saturday and Sunday. Condition to be monitored and rigidly enforced should permission be granted.

**8. PL/2024/09278**

[PL/2024/09278](#) - Householder Application

Address: 10 AVON ROAD, MELKSHAM, SN12 8AY

Proposal: Replace garage door with bay window, replace flat roof over garage porch with pitched roof and extend pitched roof to form canopy over front door.

Decision Date: 28-11-2024 Decision: Approve with Conditions

MTC Decision: Supports

**9. Speed Limit Order (Pages 5 - 10)**

To note decision on Hunters Wood and Eastern Way.

To discuss a position on Snowberry Lane speed limit.

**10. Tree Preservation Order (Pages 11 - 18)**

To note the confirmed and amended tree preservation order TPO/2024/00019.

**11. Wiltshire Council Local Transport Plan Consultation**

To note and consider Melksham Town Council response.

Wiltshire Council are holding a consultation on their local transport plan (LTP4) from Thursday 28 November 2024 until 23:59 on Friday 24 January 2025.

An online engagement event was held on Tuesday 3 December 2024, 6-7pm. A further event will take place on Monday 13 January 2025, 6-7pm.

To sign up for these engagement events and find out more, go to: [Wiltshire Local Transport Plan](#)

**12. East Melksham Community Hall (Pages 19 - 22)**

For decision on the questions raised by Teresa Strange, Clerk to Melksham Without Parish Council.

**13. Parish Steward**

To consider jobs to be undertaken by the Parish Steward.

**14. Speed Indicator Devices (Pages 23 - 46)**

To receive November SID reports.

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## Melksham Town Council

### Minutes of the Economic Development and Planning Committee meeting held on Tuesday 19th November 2024

**PRESENT:** Councillor S Rabey (Chair)  
Councillor A Griffin (Vice-Chair)  
Councillor P Alford  
Councillor P Aves  
Councillor G Ellis  
Councillor C Stokes

**IN ATTENDANCE:**

<b>OFFICERS:</b>	Andrew Meacham	Committee Clerk
	Francheska Cunanan	Events & Community Development Assistant

**PUBLIC PARTICIPATION:** One member of the public was present virtually.

**157/24 Apologies**

There were no apologies.

**158/24 Declarations of Interest**

There were no declarations of interest.

**159/24 Public Participation**

There was no public participation.

**160/24 Gifford Surgery, Spa Road**

This item was advanced up the agenda as a representative of Gifford Surgery was present.

Emma Fletcher of Gifford Surgery spoke about the request and confirmed that Gifford Surgery would be happy to bear the cost involved.

Members discussed the application, sought clarification on a couple of points and noted that similar signage was in place for Spa Surgery.

It was proposed by the Deputy Town Mayor Councillor Rabey, seconded by Councillor Alford and

**UNANIMOUSLY RESOLVED** to support the application and recommend it to LHFIG.

**161/24 Minutes**

The minutes of 29<sup>th</sup> October 2024, having previously been circulated, were approved as a correct record.

**162/24 Planning Applications**

**163/24 PL/2024/09656**

Members had concerns about access from the highway, over-development and trees.

It was proposed by Councillor Aves, seconded by Councillor Ellis and

**UNANIMOUSLY RESOLVED** to oppose the application.

**164/24 PL/2024/09642**

It was proposed by the Deputy Town Mayor Councillor Rabey, seconded by Councillor Griffin and

**UNANIMOUSLY RESOLVED** to support the application.

**165/24 PL/2024/08832**

Councillor Griffin asked members to note that he had submitted a comment as a resident and neighbour.

It was proposed by Councillor Alford, seconded by Councillor Stokes and

**UNANIMOUSLY RESOLVED** to support the application.

**166/24 PL/2024/09965**

It was proposed by Councillor Aves, seconded by Councillor Griffin and

**UNANIMOUSLY RESOLVED** to support the application.

**167/24 PL/2024/09935**

It was proposed by Councillor Aves, seconded by Councillor Griffin and

**UNANIMOUSLY RESOLVED** to support the application.

**168/24 PL/2024/09775**

Councillor Alford advised that he had spoken to the Planning Officer and it had been confirmed the signage would be dimmed at night. It was noted that there was a well-lit petrol station in the vicinity.

It was proposed by the Deputy Town Mayor Councillor Rabey, seconded by Councillor Stokes and

**UNANIMOUSLY RESOLVED** to support the application.

**169/24 PL/2024/09454**

Councillor Griffin queried the need, given that the proposed care home had not yet been approved. It was felt a substation was probably required for surrounding residences as well.

It was proposed by Councillor Stokes, seconded by Councillor Alford and

**UNANIMOUSLY RESOLVED** to support the application.

**170/24 Planning Decisions**

**171/24 PL/2024/08345**

The decision was noted.

**172/24 PL/2024/08126**

The decision was noted.

**173/24 PL/2024/07087**

The decision was noted.

**174/24 Parish Steward**

Members had no special requests and expressed their appreciation of the work done in Melksham by the Parish Steward.

Meeting Closed at: 7.20 pm

**Signed:** .....

**Dated:**

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## Democracy and Governance

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[Home](#) > Decision details

## Decision details

### HSSF-30-24 : 1. THE COUNTY OF WILTSHIRE (VARIOUS ROADS, HUNTERS WOOD, MELKSHAM) (20MPH SPEED LIMIT ZONE) ORDER 2024 and 2. THE COUNTY OF WILTSHIRE (VARIOUS ROADS, MELKSHAM AND MELKSHAM WITHOUT) (40MPH SPEED LIMIT) ORDER 2024

[Find out more about this issue](#)

[Printed decision PDF 167 KB](#)

**Decision Maker:** Cabinet Member for Highways, Street Scene, and Flooding

**Decision status:** Recommendations Approved

**Is Key decision?:** No

**Is subject to call in?:** Yes

### Purpose:

To consider 58 representations (see Appendix 2) made in in connection with the proposed introduction of a 20mph Zone within the new Hunters Wood development on the east side of Melksham (ORDER 1) and a proposed 40mph speed limit on the extended section of Eastern Way to the east and south of the development area (ORDER 2), which connects at its western end at a roundabout junction with Spa Road. All

works are being constructed as part of the Hunters Wood development under a series of s278 and s38 Agreements.

## Decision:

**ORDER 1:** I approve that the proposal to introduce the 20mph Zone covering the estate roads within the Hunters Wood development is implemented as advertised

**ORDER 2:** I approve that the proposal to introduce the 40mph speed limit over the new length of Eastern Way to the east and south of the Hunters Wood development is implemented as advertised.

I approve that the objectors be advised accordingly.

This decision was published on 8 November 2024 and will come into effect on 18 November 2024.

## Reasons for the decision:

To preserve and/or improve the amenity within the Hunters Wood estate, and the area through which the external link road runs by regulating vehicle speeds along both in the interests of highway safety.

### Order 1

The development land south of Eastern Way, known as Hunters Wood, is a large residential area which has been designed to meet the criteria for a 20mph speed limit zone with sufficient features included to be self-enforcing. The making of the 20mph Zone Order is to allow this speed limit to be enforced even though, as noted, the physical layout of the estate is designed to keep vehicle speeds low.

### Order 2

To regulate the speed along the new length of Eastern Way connecting to Spa Road and provide safe access to the Hunters Wood development. The new length of road has residential frontage development on one side but there are no direct driveway accesses to the road serving properties, with vehicular access limited to two junctions. It has a fully segregated 'shared use' path for pedestrians and cyclists along the length of its north side, with formal controlled or refuge island facilities to assist crossing movements. It is considered to meet the guidance for an urban road design speed of 40mph as set out in Circular 01/2013 'Setting Local Speed Limits'.

Representations made to the advertised Orders listed in Appendix 2 have been considered. A range of comments have been made and these are summarised as follows:

- 42nr objected to implementing a 40mph limit.
- 47nr suggested implementing a 30mph limit

- 17nr raised concerns with pedestrians safely crossing the road with a 40mph limit.
- 12nr people wanted further barriers between link road and houses. This included barriers/landscaping/full height kerbs on link road.
- 16nr raised concern about speeding and anti-social behaviour.
- 10nr raised issue that houses the were built too close to the link road.
- 5nr raised concerns about parking on the link road or suggested parking restrictions.
- 5nr suggested further traffic calming measures (speed humps) on the link road or within the estate - 20mph zone
- 6nr suggested a 20 mph limit on the link road as either a school time restriction or fulltime.
- 2nr suggested 15 mph zone within estate.
- 2nr suggested road marking to show right of way within estate roads.
- 3nr referred to a recent single car accident on link road, where a car was speeding and flipped on to its roof.
- 1nr suggested signal control at the junction of Basil Drive/Eastern Way
- 1nr suggested a weight limit on the ink road
- 2nr considered that the TRO was not advertised sufficiently
- 1nr made general comment about parking problems within Melksham generally.
- 4nr considered that the existing length of the Melksham Relief Road from Snowberry Lane to Eastern Way should be reduced to 30mph.

It is clear from the wording in the Circular that a speed limit of 40mph as proposed is appropriate as advertised, as the link clearly meets the criterion as a higher quality suburban road or one on the outskirts of the urban area where there is little development (certainly not on both sides). Furthermore, signal controlled crossing facilities will be provided to safely cater for the 'key' cyclist and pedestrian movements that exist, notably those associated with Melksham Oak School at school start/finish times. Cyclist segregation from traffic is also provided by the 3.0m shared use path on the north side, with this set back from the road edge by a wide verge accommodating the road surface water drainage system. Whilst some objectors raise issue with the proximity of the dwellings to the road and the lack of any barriers or landscaping buffer as reason not to implement a 40mph speed limit, it should be noted that the Circular does not specifically define what 'set back from the road' equates to an acceptable offset. There is also no other specific guidance as to what this should be 'as a minimum'. However, in most cases there is the combined width of the verge, footway, a further 'private verge, internal service road and front curtilage providing the displacement or 'set back' between dwelling fronts and the road edge. This is not considered an unreasonable 'set back' to a 40mph urban road.

## Alternative options considered:

To:

- (i) Implement the proposals as advertised.
- (ii) Not implement the proposals.
- (iii) Implement the proposals with amendments.

## Other reasons / organisations consulted

Consultations have been undertaken with the Fire Service, Police and Ambulance Service and also with the relevant bus companies, the Town Council and the Local Member. Advertisements have been posted in the local press and notices were posted in prominent positions at the site (see Appendix 1).

**Contact:** David Lear, Strategic Specialist Email: [david.lear@wiltshire.gov.uk](mailto:david.lear@wiltshire.gov.uk)  
Email: [David.Lear@wiltshire.gov.uk](mailto:David.Lear@wiltshire.gov.uk) Tel: 012257 13634.

**Publication date:** 16/10/2024

**Date of decision:** 08/11/2024

**Effective from:** 18/11/2024

### Accompanying Documents:

[CM MERR - Report- 40mph Limit and 20mph Zone TROs PDF 236 KB](#)

[CM MERR Appendix 1 - Site Notice - 40mph and 20mph Zone Orders PDF 547 KB](#)

[CM MERR Appendix 2 - Objections-Comments - 40mph Limit and 20mph Zone Orders UPDATED - v2 PDF 302 KB](#)

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Melksham Town Council  
Town Hall  
Market Place  
Melksham  
Wiltshire SN12 6ES

RECEIVED

29 NOV 2024

Development Services  
Wiltshire Council  
Tel: 0300 456 0114  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)  
[planningtrees@wiltshire.gov.uk](mailto:planningtrees@wiltshire.gov.uk)

13 November 2024

### IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

Dear Sir/Madam

**Wiltshire Council – OAKWOOD HOUSE, 7 SPA ROAD, MELKSHAM, SN12 7NP**  
**Tree Preservation Order –TPO/2024/00019**

We refer to our previous correspondence concerning the above. It was decided to confirm the Tree Preservation Order with a modification on **13 November 2024**.

We therefore enclose a copy of the modified confirmed Order for your attention and retention.

The validity of a Tree Preservation Order cannot be challenged in any legal proceedings except by way of application to the High Court. An application to the High Court may be made by any person who is 'aggrieved' by a Tree Preservation Order on the grounds:

that the Tree Preservation Order is not within the powers of the Act; or

that the requirements of the Act or the 2012 Regulations have not been complied with in relation to the Tree Preservation Order.

To be 'aggrieved', the applicant should be able to show that he has a sufficiently direct interest in the matter.

An application must be made within 6 weeks of the date of the Authority's confirmation of the Tree Preservation Order. The High Court may quash the Tree Preservation Order, or suspend its operation wholly or in part. Failure by the Authority to comply with the requirements of the Act or Regulations is not in itself sufficient for the Court to quash a Tree Preservation Order; the Court must also be satisfied that the interests of the applicant have been 'substantially prejudiced' as a result. Before making an application under this ground, therefore, any would-be applicant may first wish to consider whether the Authority's decision would have been more favourable to him if made in accordance with the statutory requirements.

Anyone thinking about making an application to the High Court is advised to take legal advice about the correct procedure to be followed (which is set out in Rules of Court) and the likely costs that would be incurred if the application failed.

Yours faithfully

*Kate Tate*

Arboricultural Officer  
Email: [kate.tate@wiltshire.gov.uk](mailto:kate.tate@wiltshire.gov.uk)  
Telephone: 01249 706670



# TOWN AND COUNTRY PLANNING ACT 1990

Wiltshire Council – OAKWOOD HOUSE, 7 SPA ROAD, MELKSHAM, SN12 7NP

## Confirmed and Amended Tree Preservation Order TPO/2024/00019

Wiltshire Council, in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990, as amended in the Town and Country Planning (Tree Preservation)(England) Regulations 2012, make the following Order:

### Citation

This Order may be cited as TPO/2024/00019

Tree Preservation Order: TPO/2024/00019

### Interpretation

- (1) In this Order "the authority" means the Wiltshire Council.
- (2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and County Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

### Effect

- (1) Subject to article 4, this Order takes effect provision on the date on which it is made.
- (2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall:-
  - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
  - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule of this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

### Application to trees to be planted pursuant to a condition

In relation to any tree identified in the first column of the Schedule by the letter 'C' being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 06 day of June 2024.

*Kate Tate*

Signed on behalf of the Wiltshire Council  
Authorised by the Council to sign in that behalf.

### CONFIRMATION OF ORDER (without modifications)

This Order was confirmed by the Wiltshire Council without modifications

on the .....day of .....

.....  
Authorised by the Council to sign in that behalf.

### CONFIRMATION OF ORDER (with modifications)

This Order was confirmed by the Wiltshire Council subject to the modification indicated below:

***The Oak tree is removed from this Preservation Order because the Oak tree is unlikely to grow to its full potential in its current location.***

Date the Order Confirmed 13 day of November 2024

*Kate Tate*

Authorised by the Council to sign in that behalf

### DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the Wiltshire Council on the

..... day of .....

.....  
Authorised by the Council to sign in that behalf.

### VARIATION OF ORDER

This Order was varied by the Wiltshire Council on the

..... day of .....

by a variation order under reference number (*insert reference number to the variation order*) a copy of which is attached.

.....  
Authorised by the Council to sign in that behalf.

### REVOCATION OF ORDER

This Order was revoked by the Wiltshire Council on the

..... day of .....

.....  
Authorised by the Council to sign in that behalf.

## SCHEDULE

### SPECIFICATION OF TREES

Wiltshire Council – OAKWOOD HOUSE, 7 SPA ROAD, MELKSHAM, SN12 7NP  
Tree Preservation Order TPO/2024/00019

#### TREES SPECIFIED INDIVIDUALLY

(encircled in green on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
T1	Copper Beech	Oakwood House 7 Spa Road Melksham Wiltshire SN12 7NP

#### TREES SPECIFIED BY REFERENCE TO AN AREA

(within a dotted black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
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#### GROUP OF TREES

(within a broken black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
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#### WOODLANDS

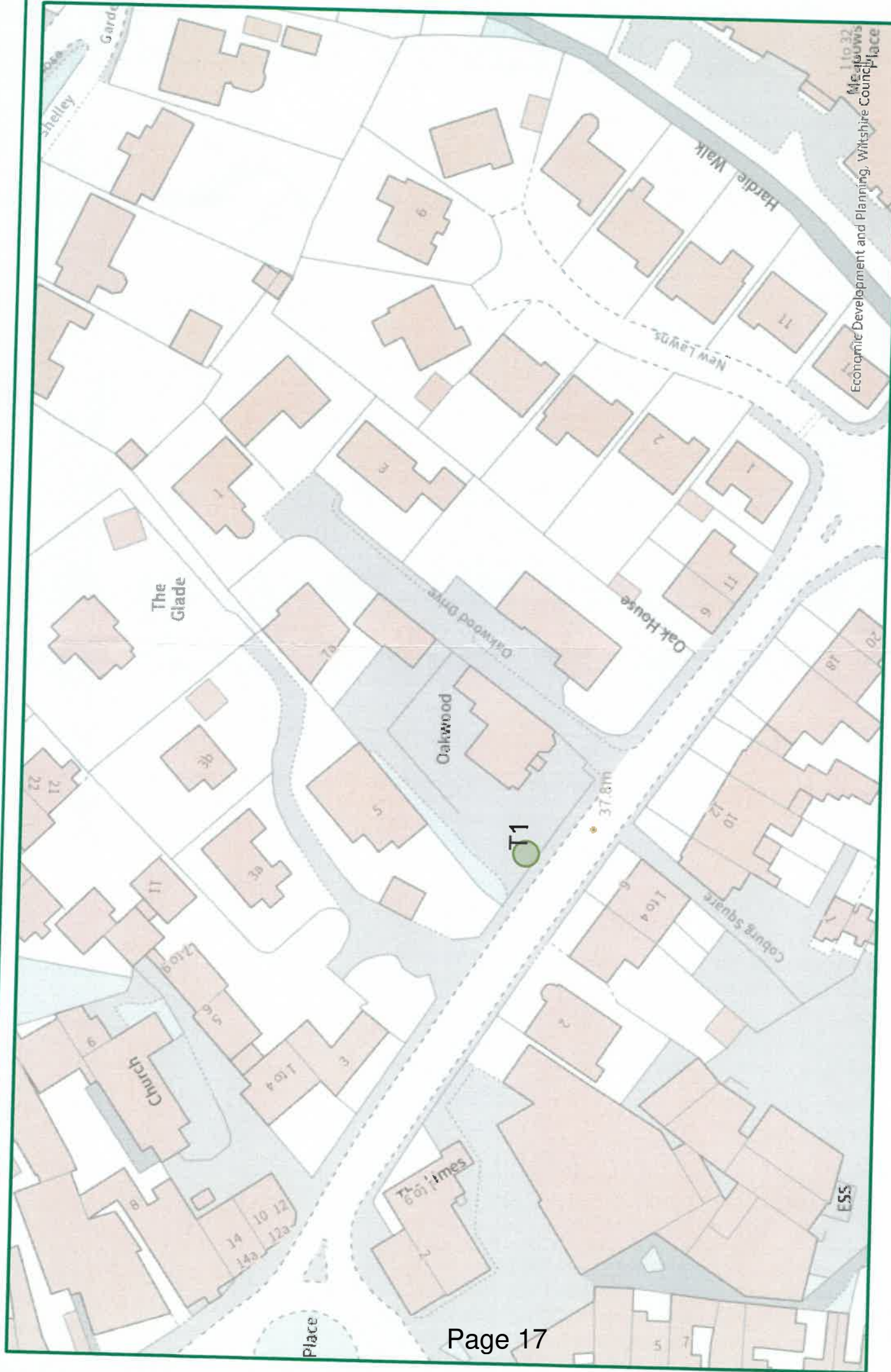
(within a continuous black line on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation*</i>
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\*complete if necessary to specify more precisely the position of the trees.









## **Email from Teresa Strange to Tracey Predeth, 2<sup>nd</sup> December 2024.**

As you will be hopefully aware, there are two planning applications for large developments east of Melksham currently, both in Melksham Without, but on the boundary with Melksham Town.

The one for 500 dwellings at Blackmore Farm has revised plans being considered by the town council next week, and we understand a decision will be made at WC Strategic Committee on 23rd January on that application, and presumably the one for 300 dwellings at Snarlton Farm won't be far behind.

The parish council have for some time tried to understand where the town council are with their project to build the East of Melksham Community Centre. Please see below, and the email attached which is trying to establish what to ask for in the s106 for the big applications regarding a community centre that would be east of Melksham too. The parish council's thoughts were that perhaps two would be sustainable, but not 3, or whether just one big one could be the best solution?

Are the town council now in a position to comment on these questions that were raised in the summer months? Melksham Without Parish Council will be considering their comments to the planning applications on 16th December. Their finance meeting on 6th January will also be seeking an answer regarding the current situation for the funding provided for the project, as part of their due diligence for the £315k funding – pls scroll down to the request for this in early January, which we haven't really had an answer to.

I guess of interest for the above discussions is if the town council have drawn down the £500K index linked from the s106 for the community centre, and if so, what ties there are on that money in any side agreement you had with Wiltshire Council that could allow or prohibit the funding to be pooled with other funds and/or built in another east location.

Many thanks for any information you can provide so informed decisions can be made to input into the big planning applications moving forward. We are also aware that Bloor have submitted their planning application for 295 dwellings in the east of Melksham too (New Road Farm) and so will be considering that in either early January or 16th December too – and that will influence any s106 requests too.

**Email Teresa Strange to Tracey Predeth, 12<sup>th</sup> July 2024**

Are you able to update Melksham Without Parish Council on where the town council are with the project to build a new East of Melksham Community Centre please.

The parish council gave some £315k funding for the project. There was a time stipulation under the terms of the legal agreement for the transfer of funds and so we wanted to review it in December as part of our annual processes.

There is a planning application about to be submitted for 300 dwellings east of Melksham (in the parish) and they are showing land for a community centre (as requested by the parish council some time ago).

I understand from Andrew that the town council are not submitting any comments to the public consultation on it (deadline this Sunday).

<https://www.catesbystates.co.uk/land/land-south-of-snarlton-farm-melksham>

The parameter plan shows a site for a community centre, and a size of 400sqm with parking, landscape and display. Does that fit the design that the town council have? we have never been able to get an answer, or glean from town council minutes as to whether the town council submitted a planning application off Angelica Avenue or not?

<https://www.catesbystates.co.uk/uploads/files/Snarlton%20Farm%20Development%20Parameter%20Plan%202024.pdf>

There has never been an intention to have lots of community centres to the east, just the one, so the parish council just want to know what progress there is with the one you have funding for. There was £500k index linked to be drawn down too from Wiltshire Council by the town council under the s106 agreement. Has that been done?

A general update of where you are with the project would be very useful, as the parish council will need to consider how they address the offer of community facilities in this planning application coming very soon, and the current one for 500 dwellings, just to the north at Blackmore Farm.

**Email from Teresa Strange to Steve Sims and Verity Giles-Franklin**

Melksham Without parish council have considered the current situation with the potential for a community centre on the Snarlton Farm application, the same on the application for Blackmore Farm and the s106 funding for a community centre in the application for Hunters Wood/The Acorn 14/10461/OUT which is now in the parish of Melksham Town. We understand the Town Council are yet to submit a planning application for the proposed site in Angelica Avenue to the rear of Spa Medical Centre.

We just want to draw to your attention and understand how best the planning applications with any s106 funding and land agreed for a community centre, if Wiltshire Council are minded to approve, is dealt with.

Could there be some wording that could be reflected depending on which application is decided on first, that it's the offer of land and funding, or just funding if land secured elsewhere?

The parish council do not think three community centres are required, but perhaps two as the one for the initial development of 800 dwellings east of Melksham had theirs omitted as part of the new primary school development; but we also want to ensure we don't miss out on any at all, and the potential for funding for perhaps one big one. The parish council would like to be party to any discussions on this, with the town council as appropriate.

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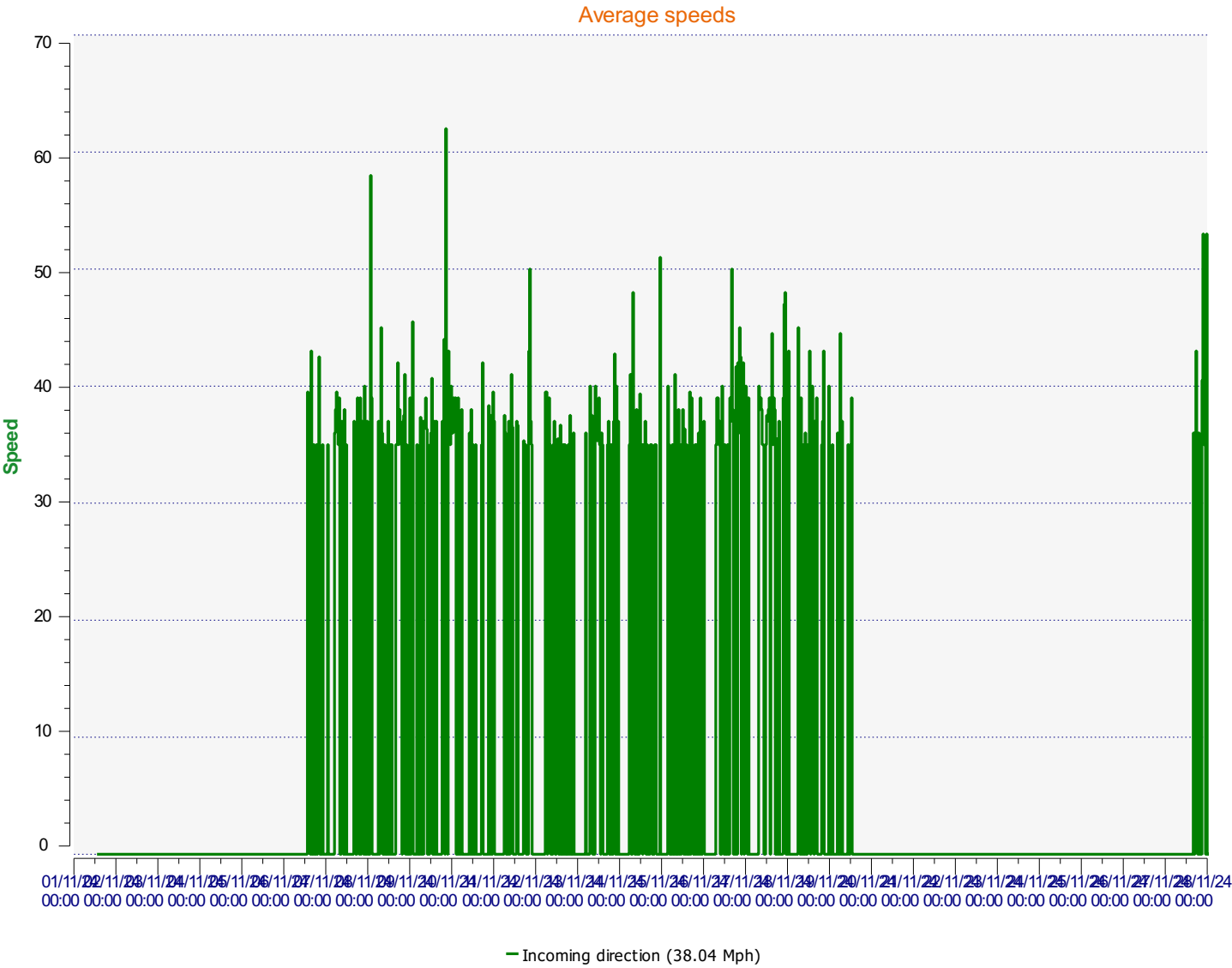


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**Comments:**

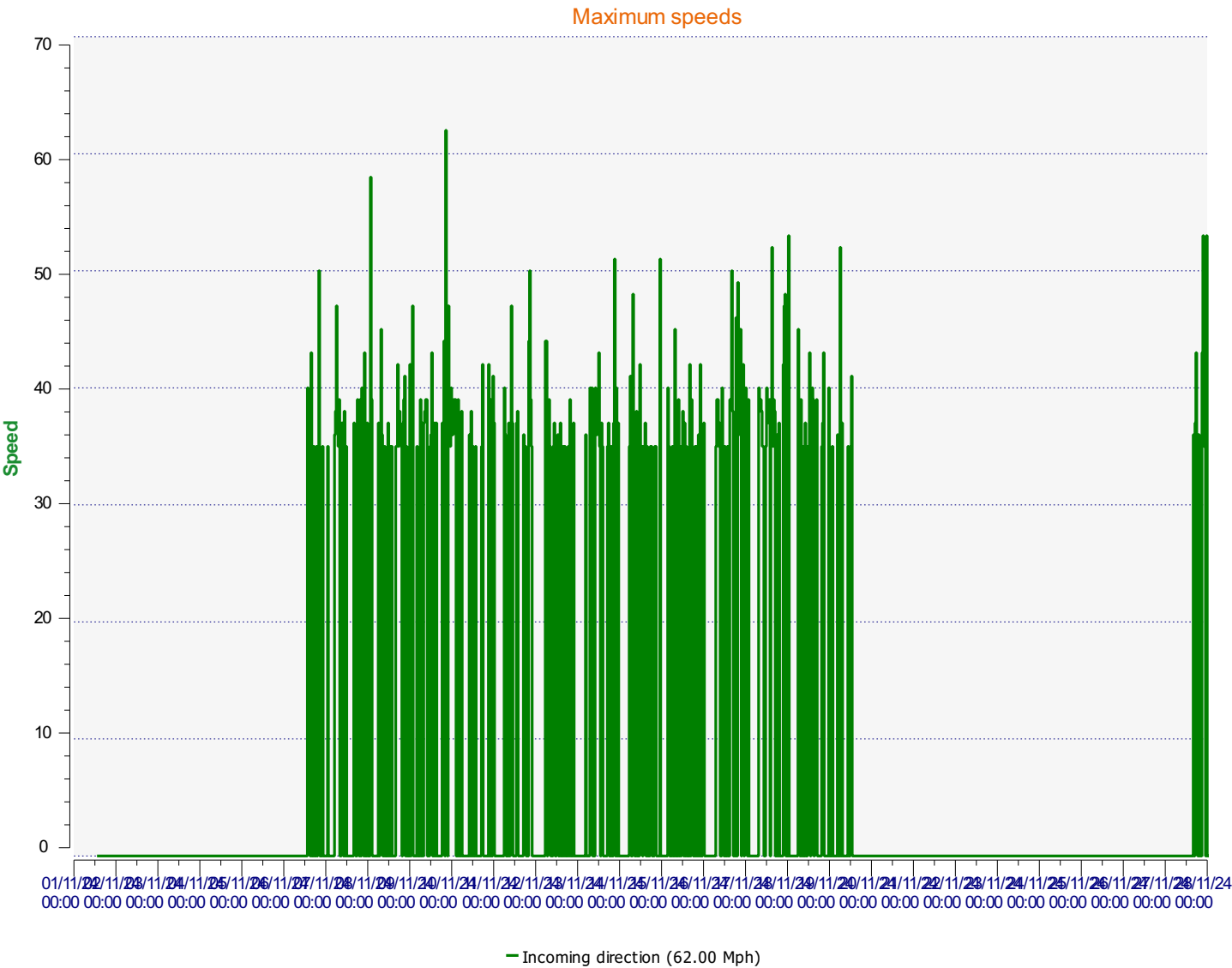


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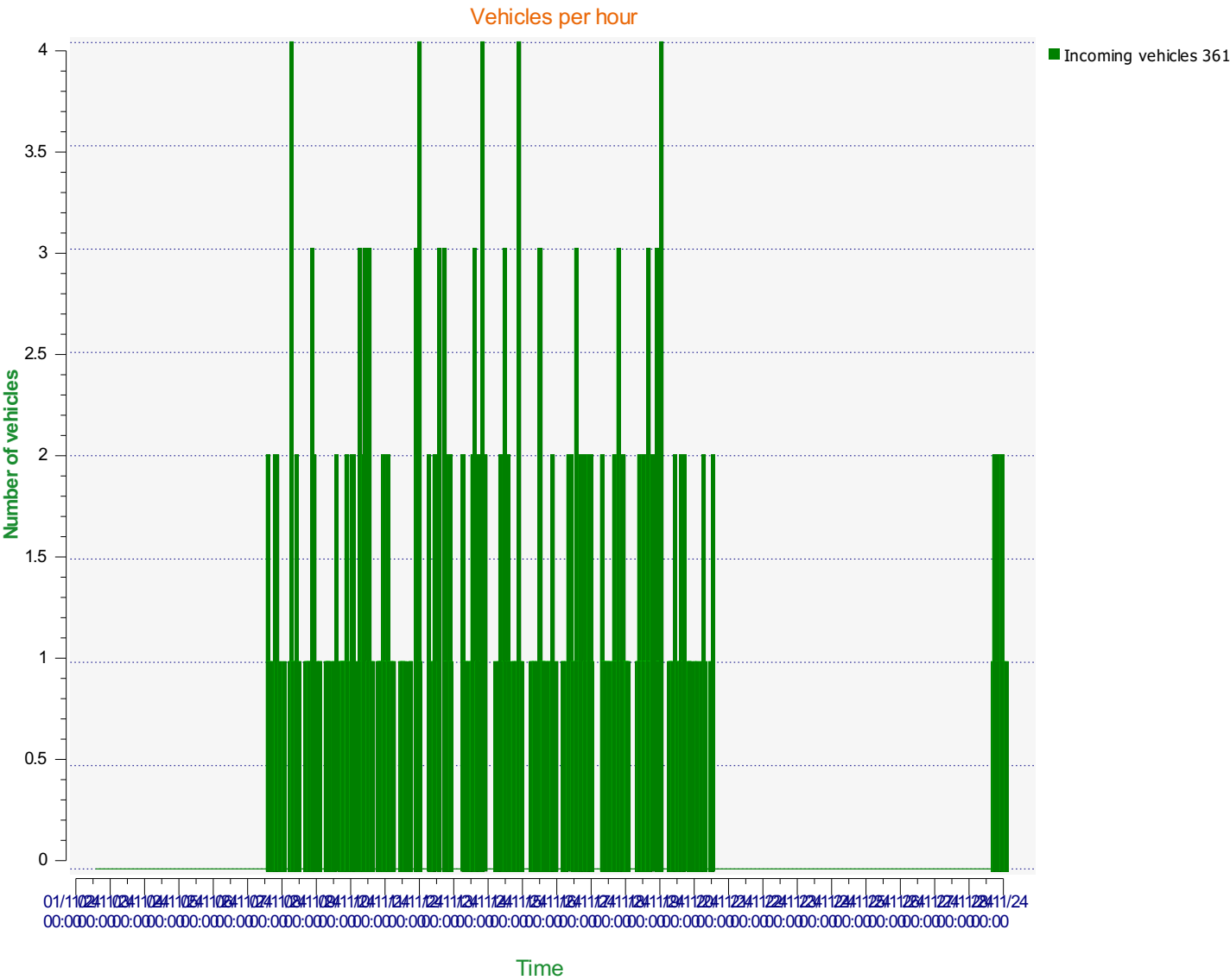




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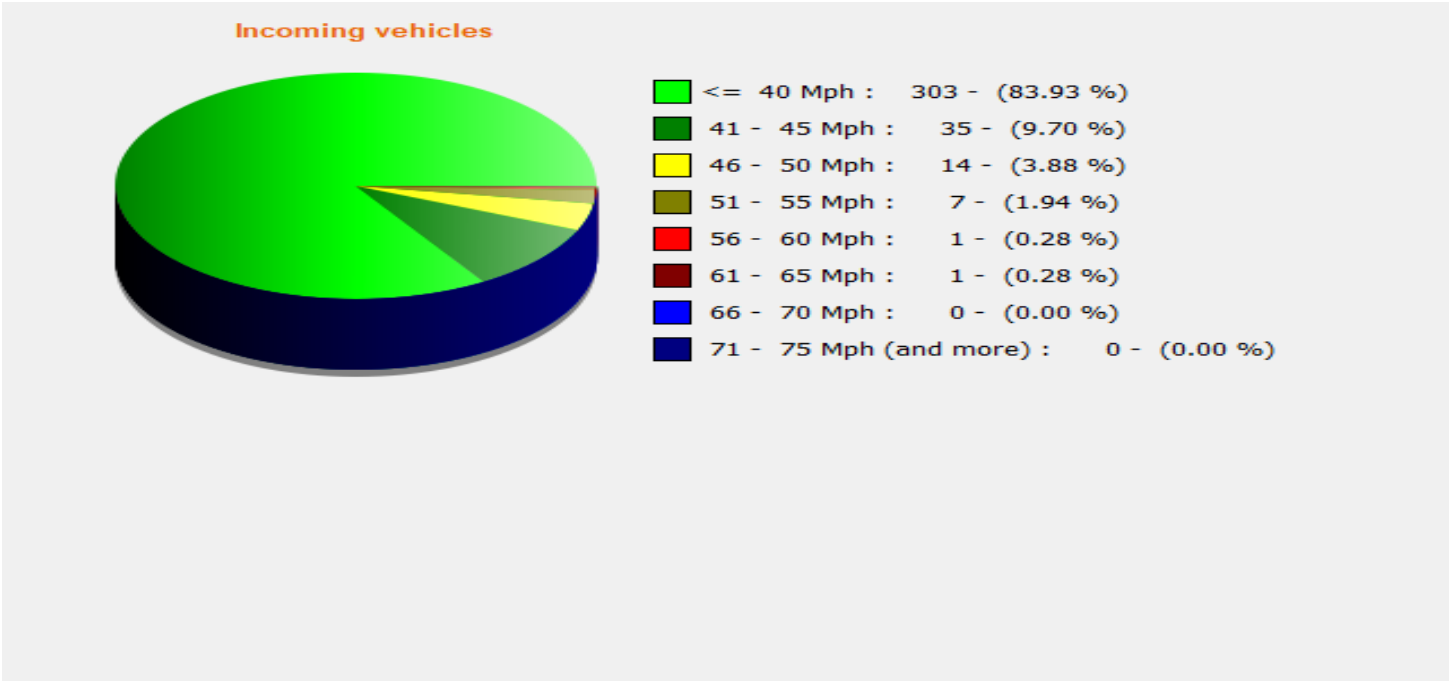
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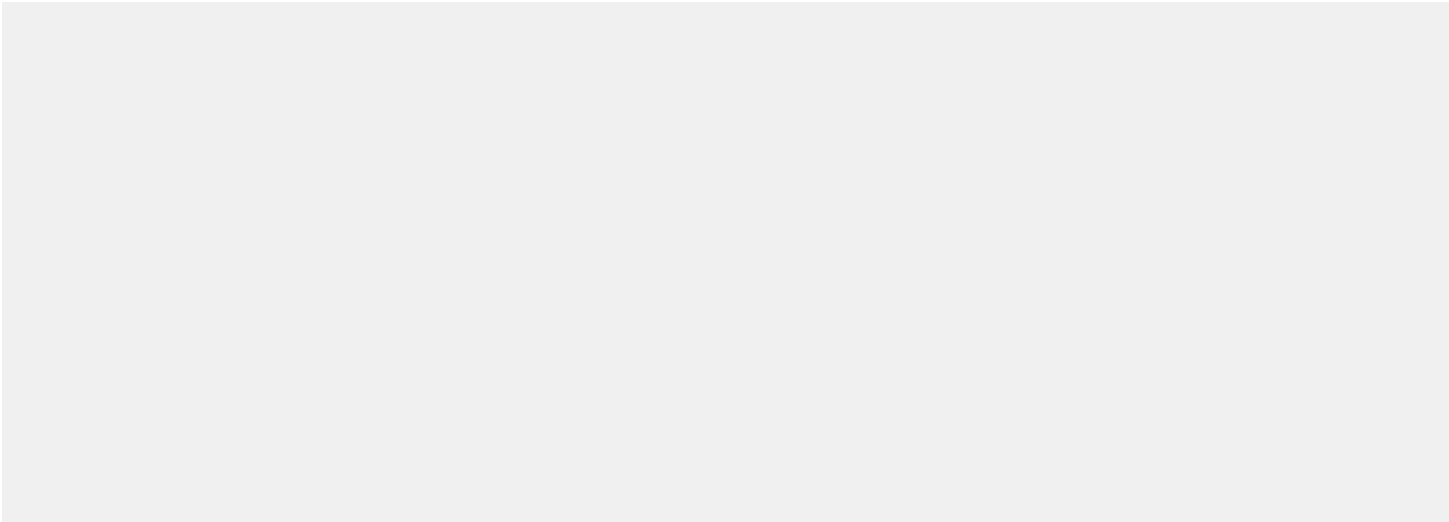
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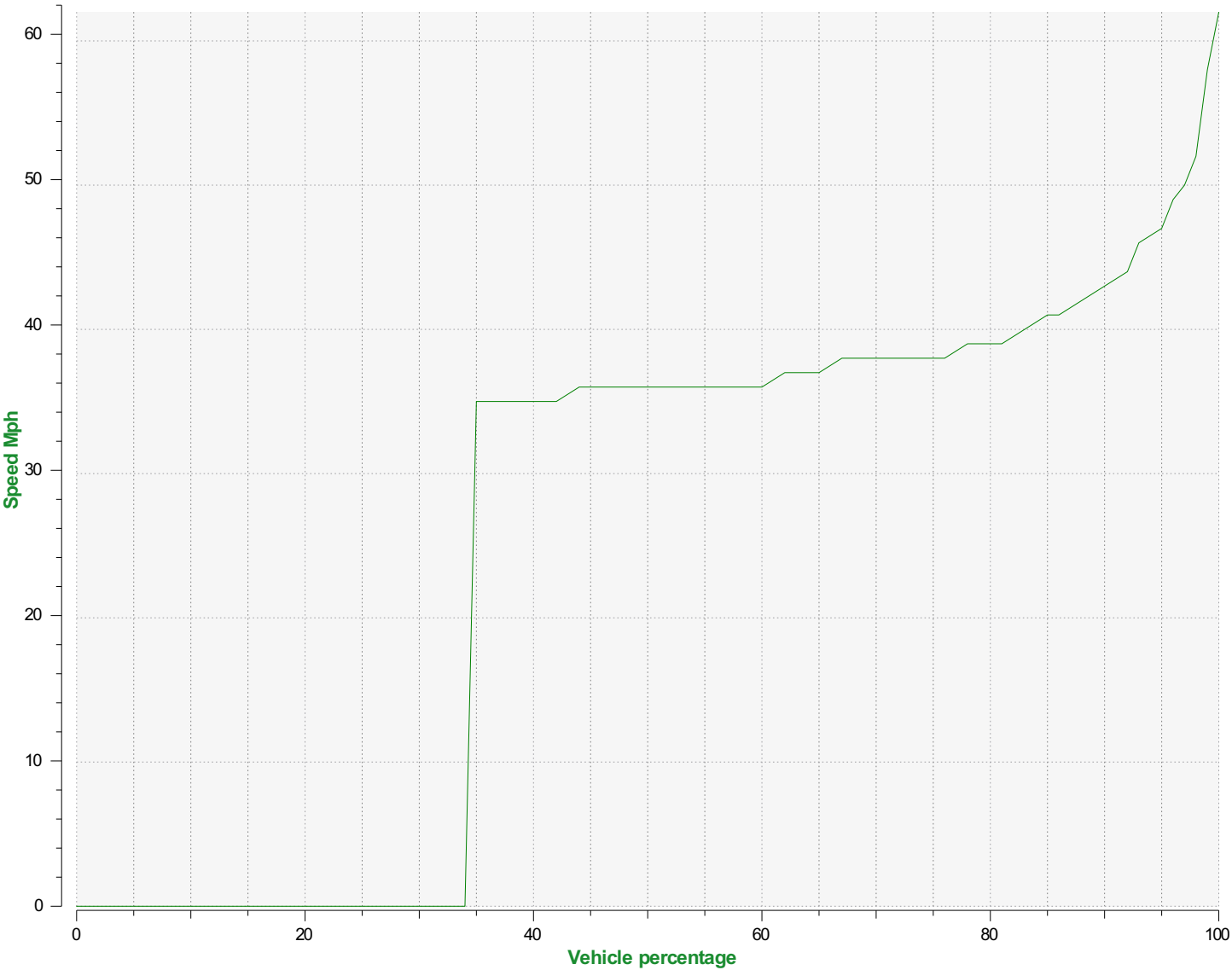
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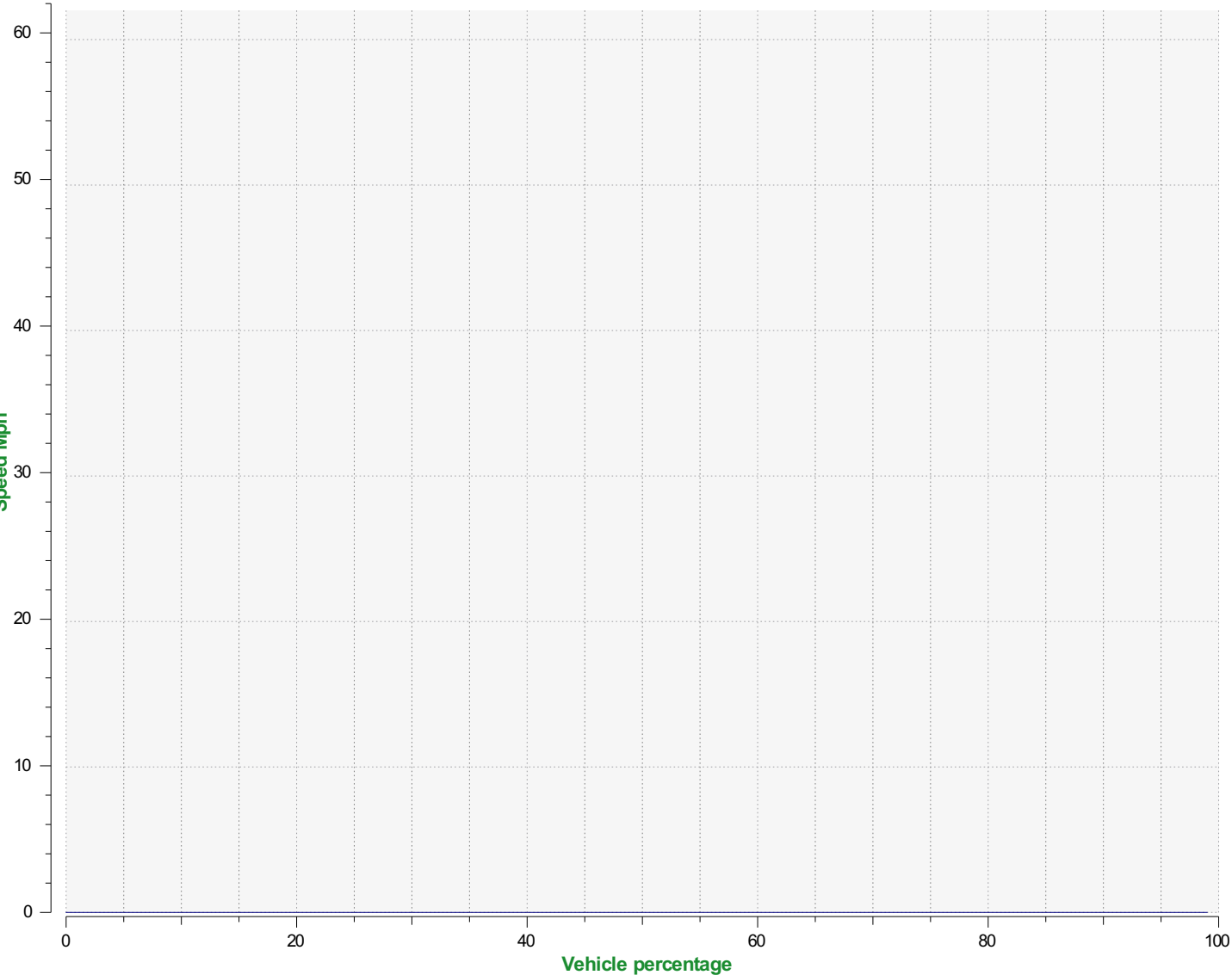
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**Location:**

**Comments:**



Speed percentile(outgoing)

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Location:

Comments:

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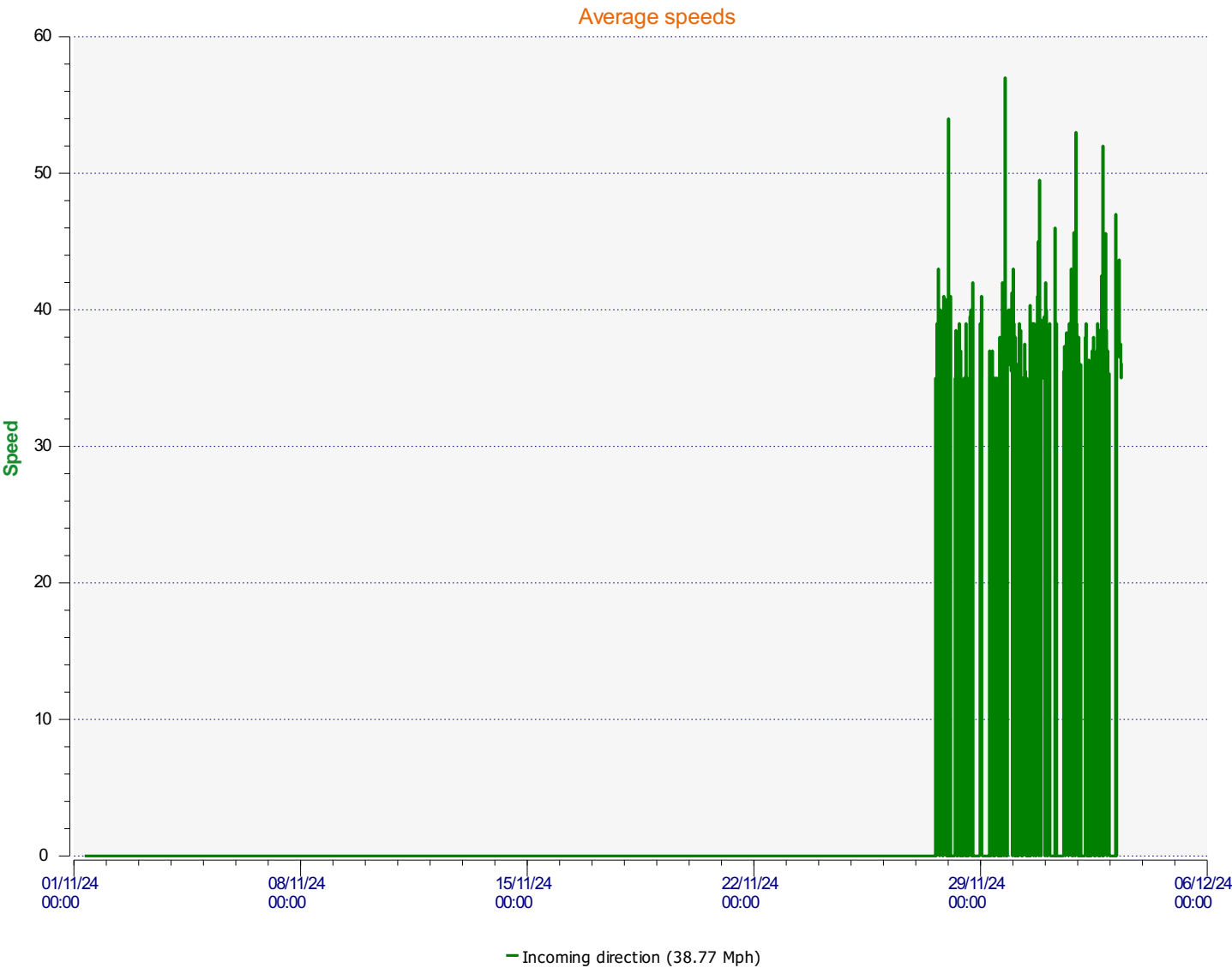


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**Comments:**

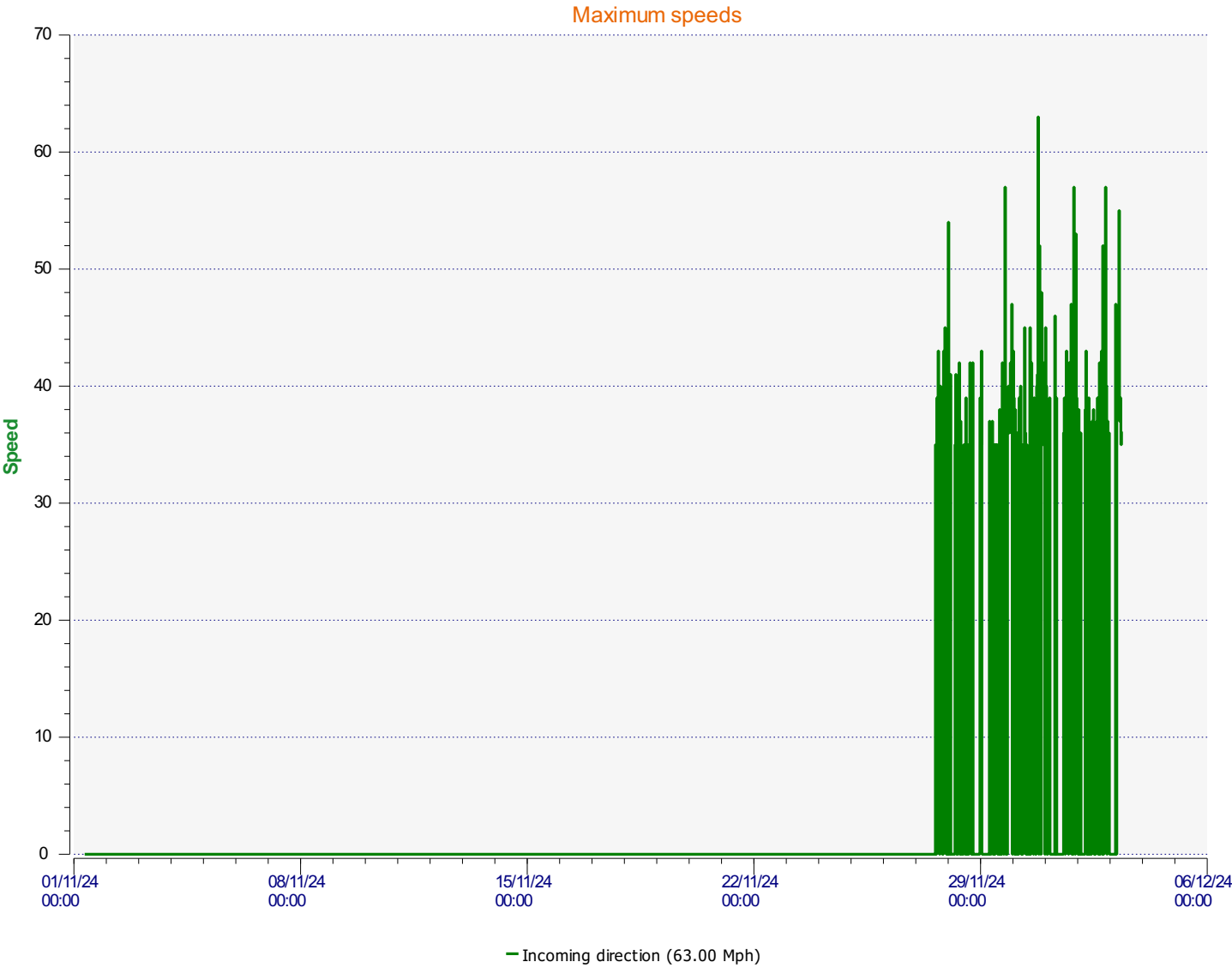


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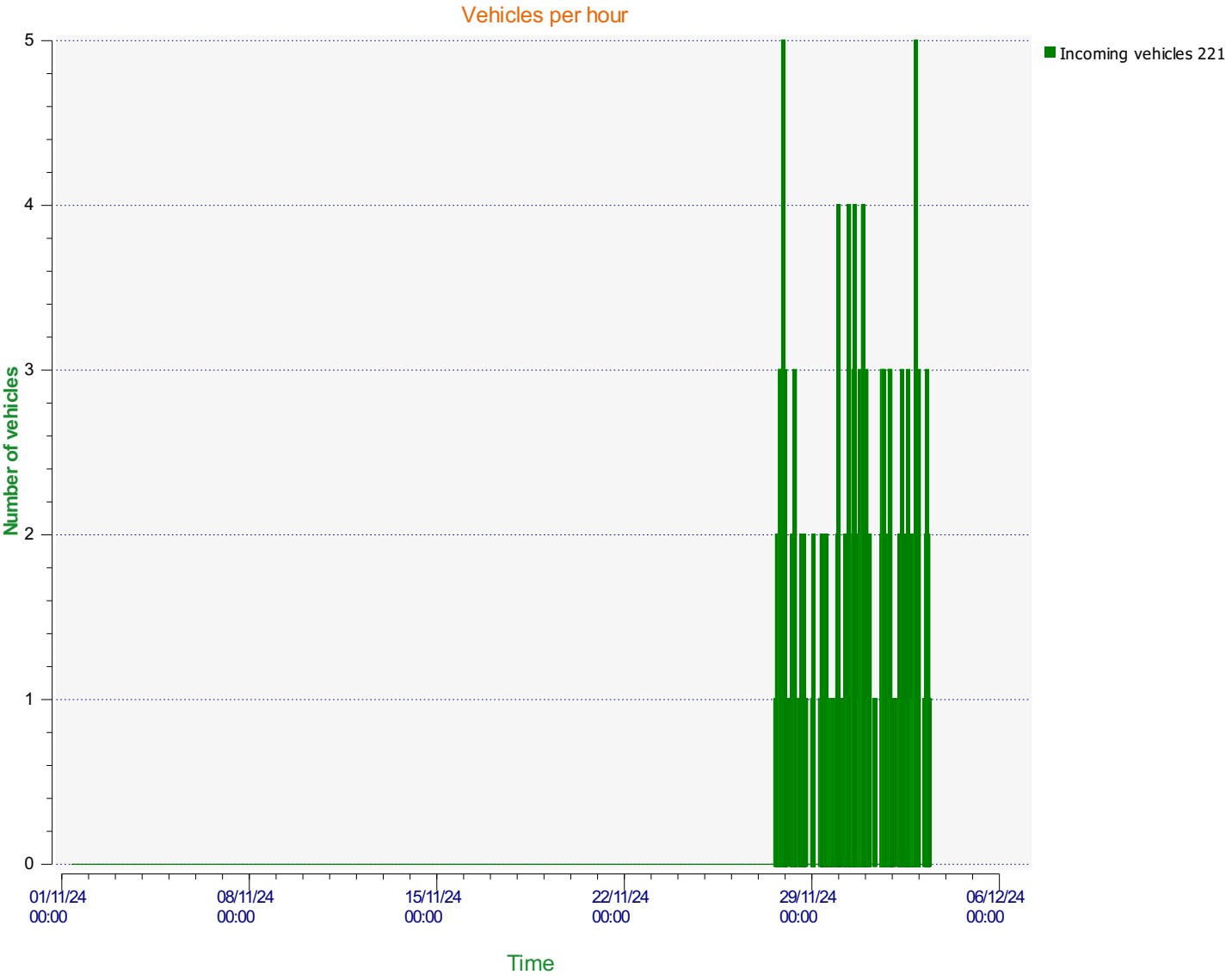




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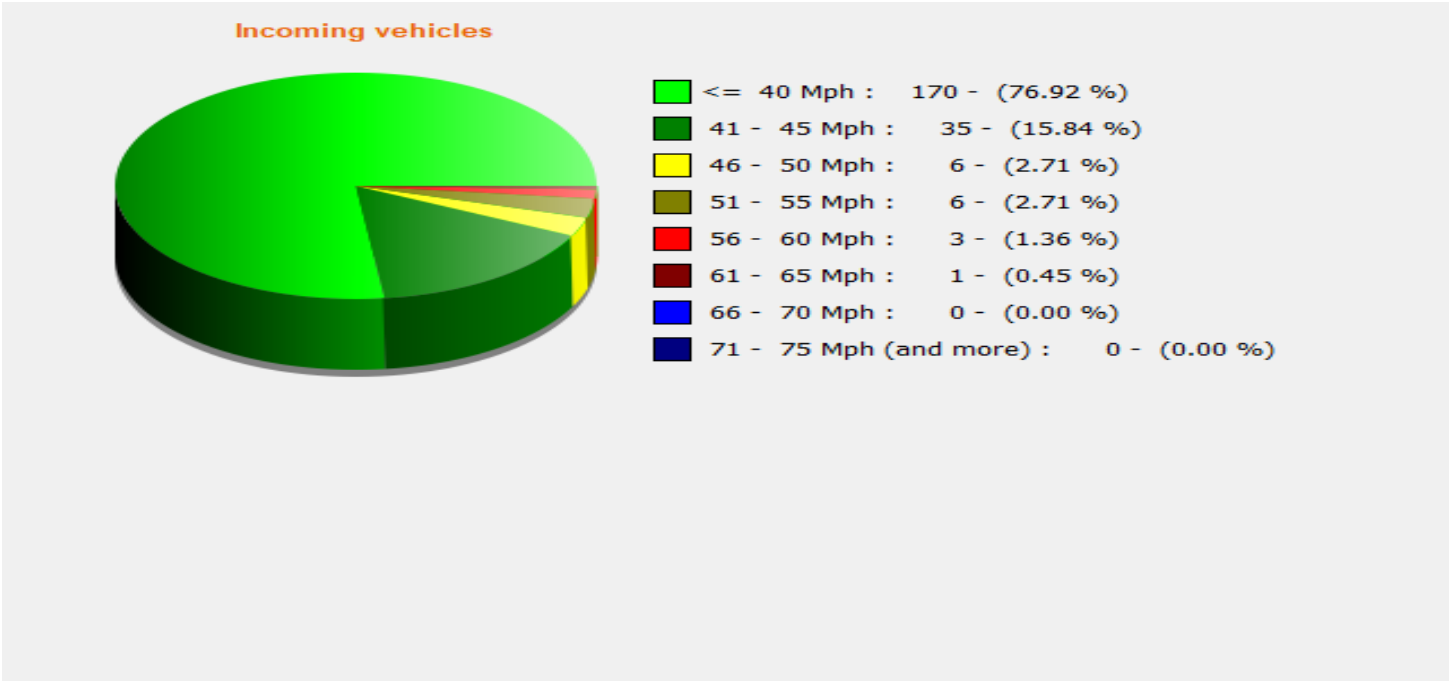
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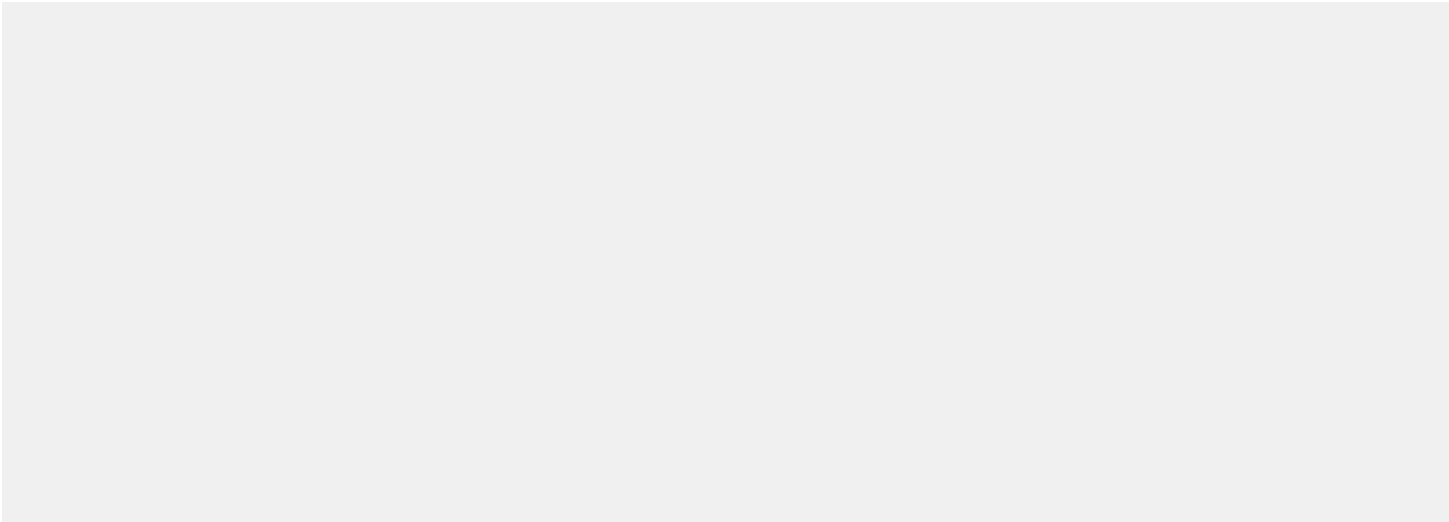
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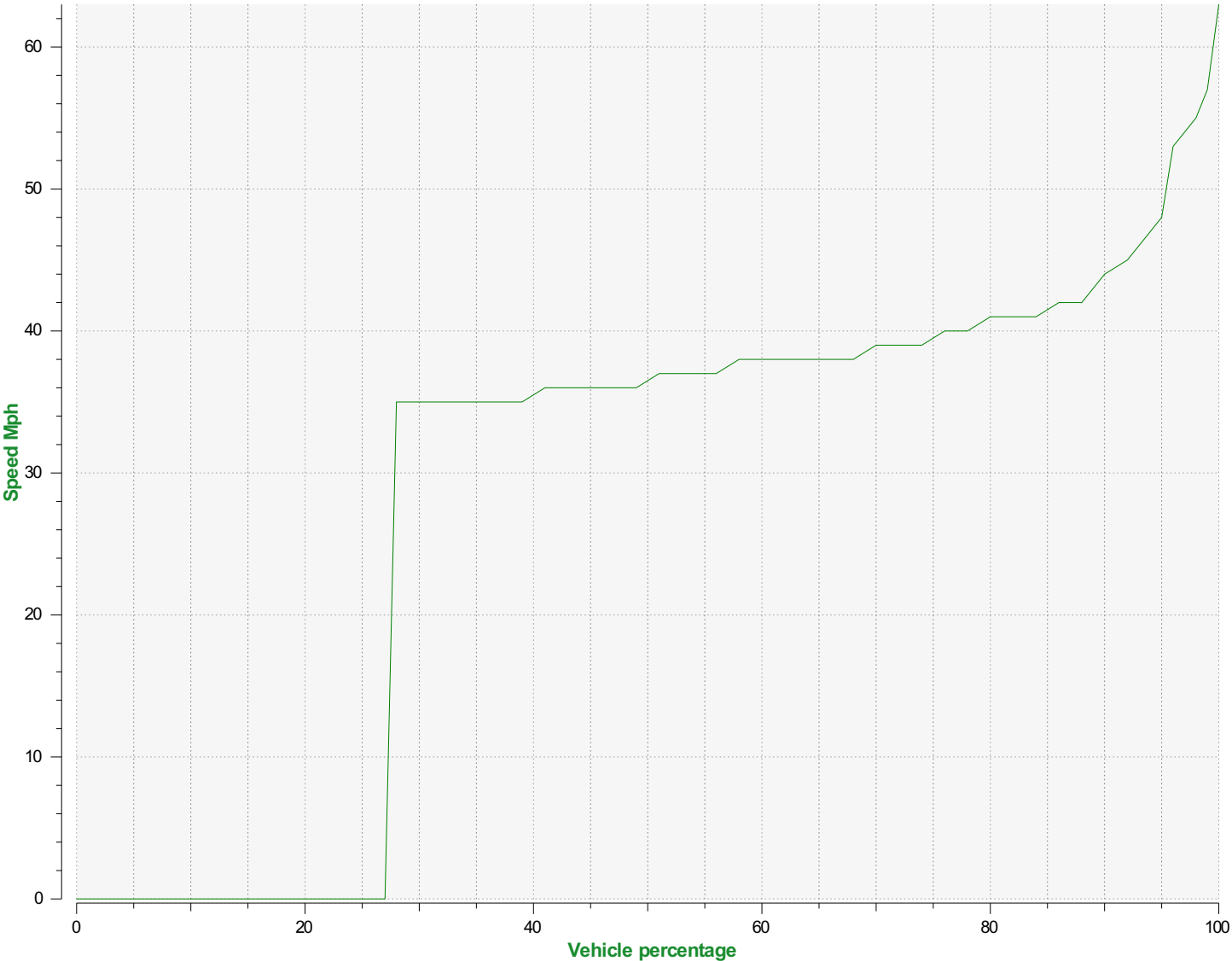
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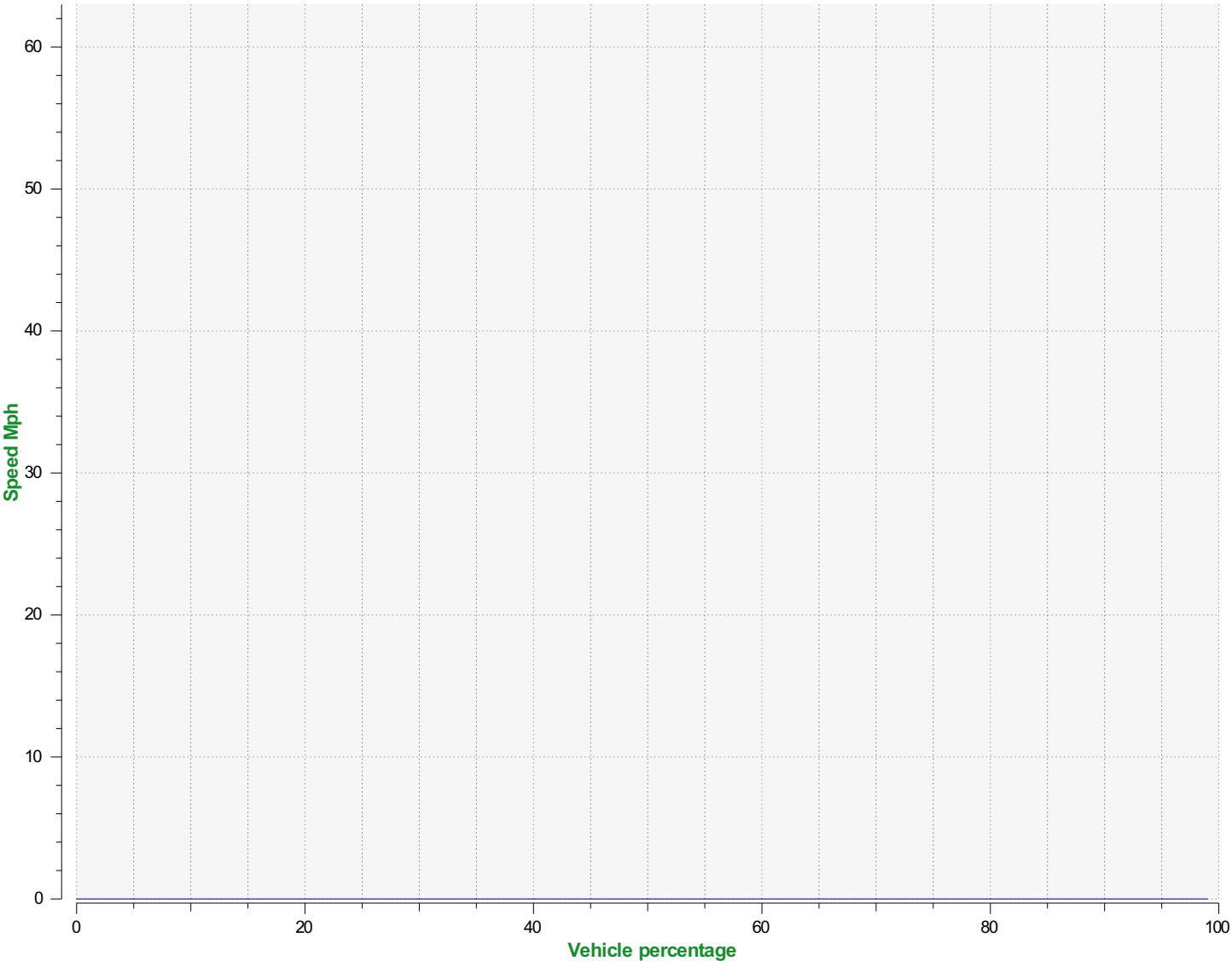
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**Location:**

**Comments:**



Speed percentile(outgoing)

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End date: Tuesday, December 3, 2024 8:30 AM

Location: King Street leaving town

Comments:

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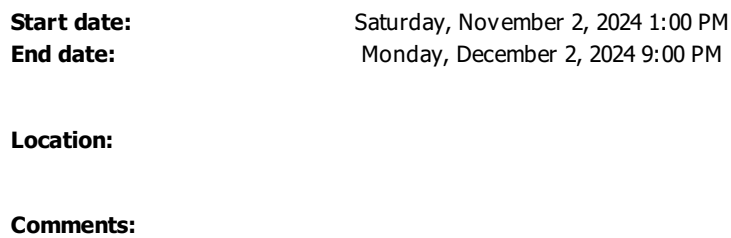


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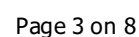
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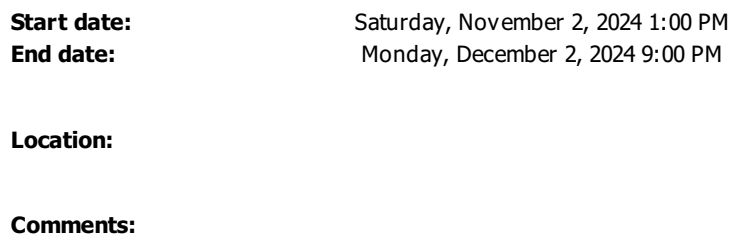
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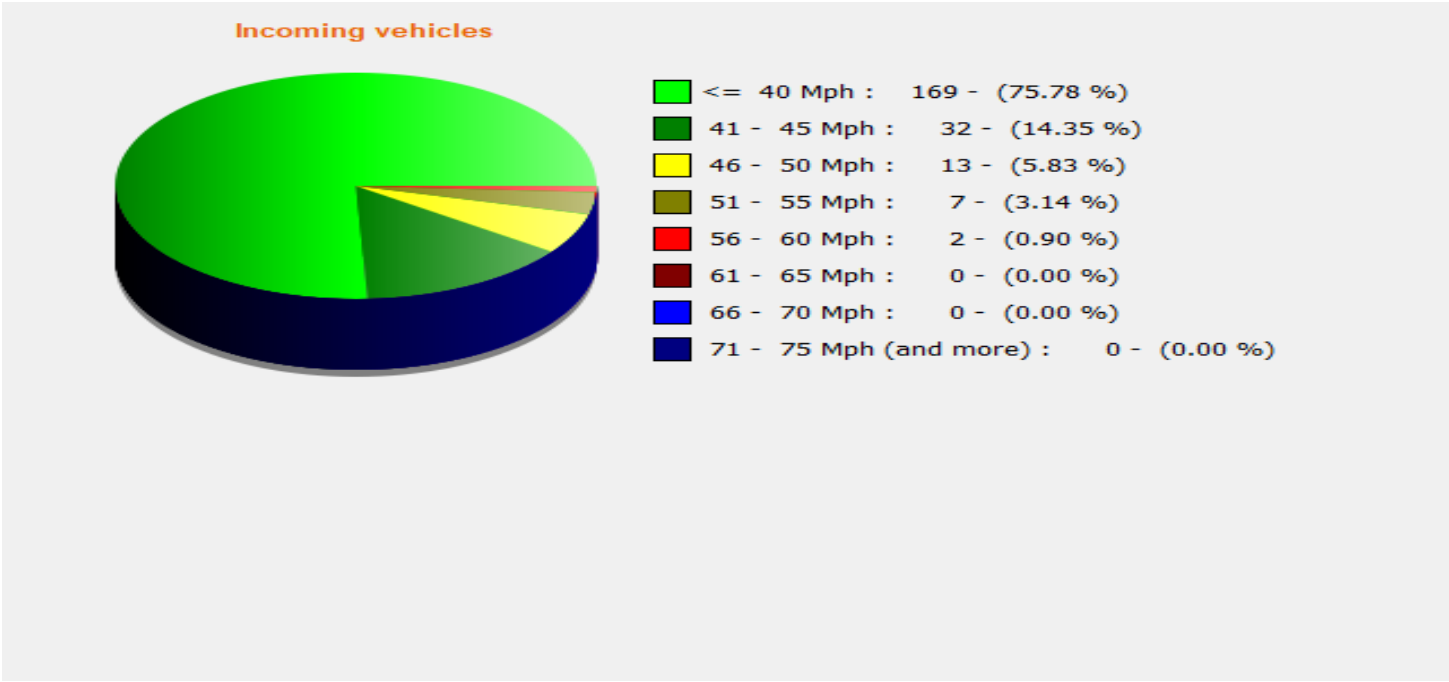
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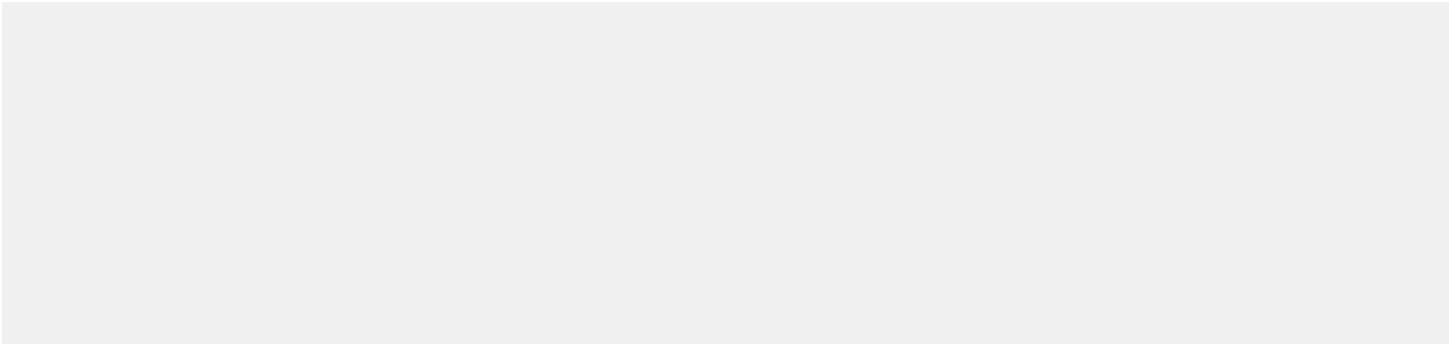




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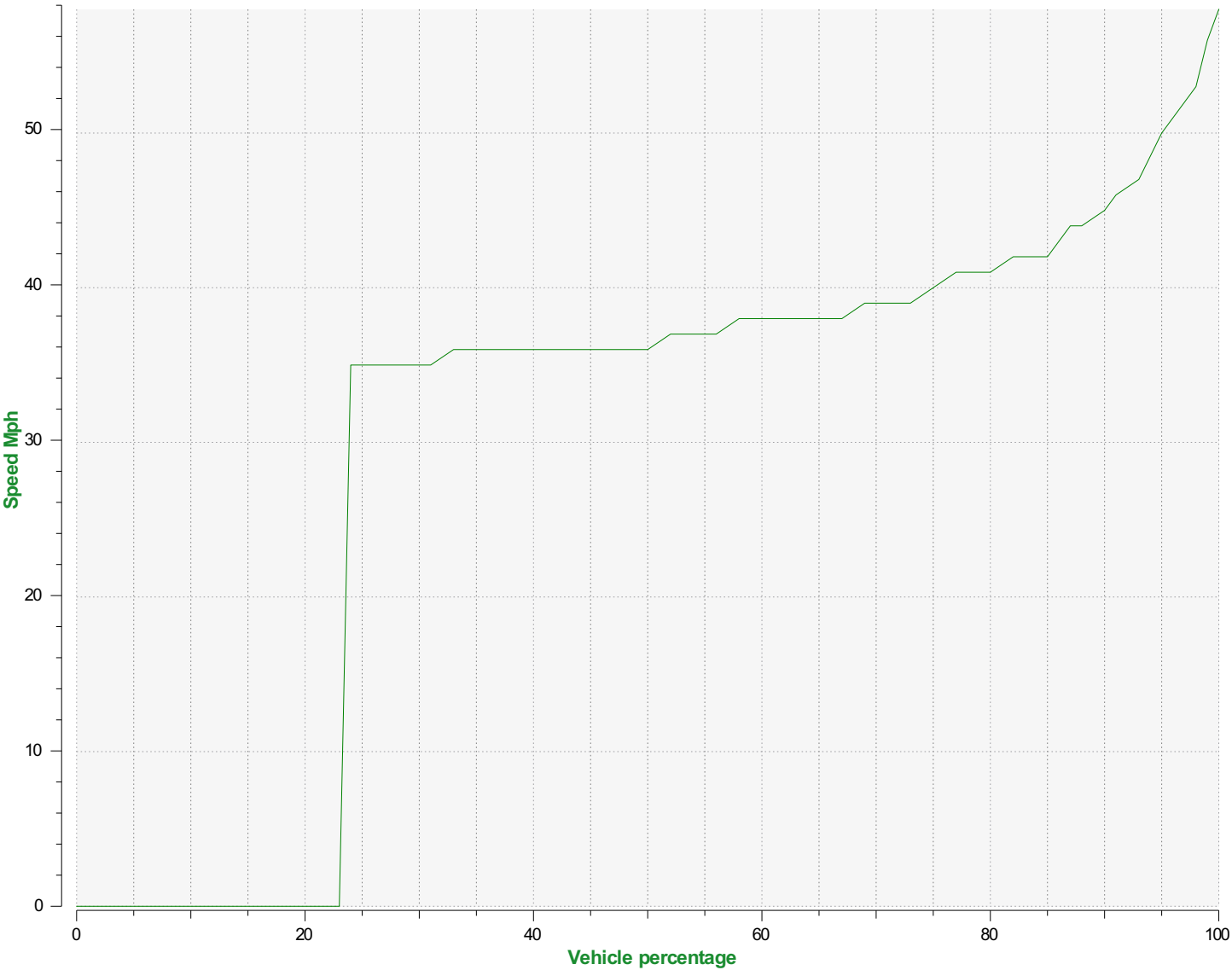
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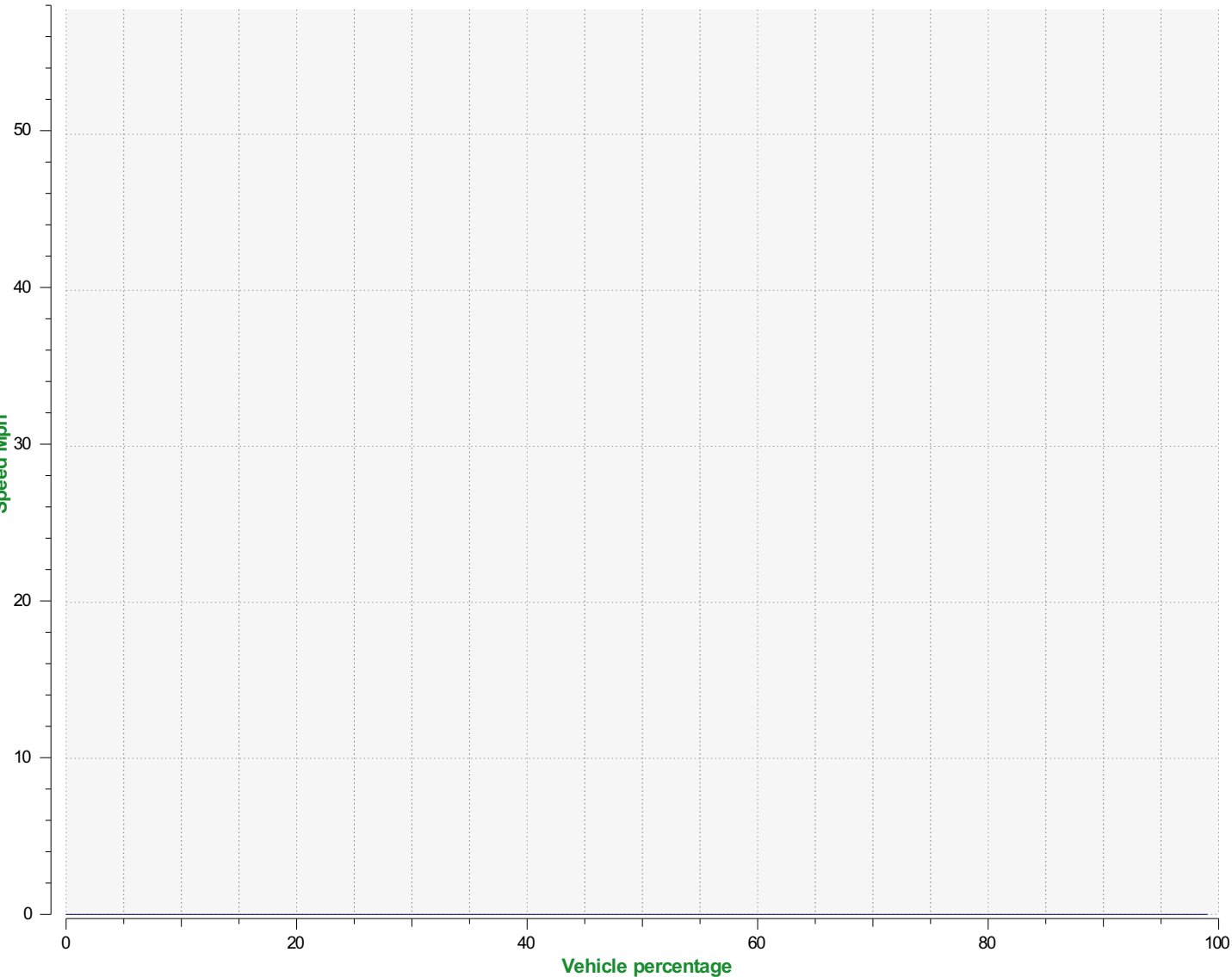
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**Comments:**



Speed percentile(outgoing)

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Start date: Saturday, November 2, 2024 1:00 PM  
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Location:

Comments: