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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

2 January 2025

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 **Thursday 9th January 2025** 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

Melksham Town Council
Economic Development and Planning Committee

Thursday 9 January 2025
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 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. You should still attend the meeting, in person or online, to ask your question.

4. Minutes (Pages 1 - 4)

To approve the Minutes of the Economic Development and Planning Committee meeting held on Tuesday 10th December 2024.

5. Land at Upside , Melksham

Presentations from David, Jonathan and Alex Hambly from The Stantonbury Building and Development Company Ltd on land at Upside, Melksham (application PL/2022/06221)

6. 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).

7. Planning Applications

To comment on the following planning applications

7.1 PL/2022/06221

[PL/2022/06221](#) Full planning permission

Site Address: Land at Upside, Melksham, Wilts

Proposal: Demolition of existing buildings and structures, retention of alloy repair centre and development of 112 dwellings, 675 sqm of flexible employment/commercial space (Use class E(g)ii, iii/B2/B8), formation of public open space, foot and cycle links and associated works.

Respond by: 30-12-24

[Link to minutes](#)

7.2 PL/2024/10702

[PL/2024/10702](#) - Householder Application

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

7.3 **PL/2024/11022**

[PL/2024/11022](#) - Householder Application

Address: 14 Kenilworth Gardens, Melksham, SN12 6AE
Proposal: Proposed Single Storey Front/Side Extension
Respond By 06-01-2025

7.4 **PL/2024/10674**

[PL/2024/10674](#) - Outline Planning Permission

Address: Land off Woodrow Road, Woodrow Road, Melksham, SN12 7AY
Proposal: 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.
Respond By 17-01-2025

This application is in the area of Melksham Town Council and Melksham Without Parish Council.

7.5 **PL/2024/10345**

[PL/2024/10345](#) - Full Planning Permission

Address: Land north of the A3102, Melksham
Proposal: 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.
Respond By 17-01-2025

This application is in the area of Melksham Without Parish Council but borders Melksham Town. It is being considered by Melksham Without Parish Council on Monday 13th January 2025.

7.6 **PL/2024/11449**

[PL/2024/11449](#) - Proposed Works to Trees in a Conservation Area

Address: EBENEZER CHAPEL, UNION STREET, MELKSHAM, SN12 7PR
Proposal: T1 - Section fell Lawson Cypress conifer tree
Respond By 15-01-2025

7.7 PL/2024/11295

[PL/2024/11295](#) - Advertisement Consent

Address: 84, Beanacre Road, Melksham, Wilts, SN12 8AU

Proposal: Internally illuminated freestanding 5m Totem Pole for the purpose of advertising EV chargers

Respond By 20-01-2025

7.8 PL/2024/11435

[PL/2024/11435](#) - Householder Application

Address: 25 Greenfinch Close, Melksham, Wilts, SN12 7GP

Proposal: Proposed single storey rear extension.

Respond By 20-01-2025

8. Planning Decisions

To note the following planning decisions

8.1 PL/2024/09935

[PL/2024/09935](#) - Proposed Works to Trees in a Conservation Area

Address: 20 KING STREET, MELKSHAM, SN12 6HF

Proposal: Cherry tree and 2 Maple trees - Crown reduce 2.5mtrs

Decision Date: 05-12-2024 Decision: No Objection

MTC Decision: Support

8.2 PL/2024/09965

[PL/2024/09965](#) - Proposed Works to Trees in a Conservation Area

Address: 5 CHURCH WALK, MELKSHAM, SN12 6LY

Proposal: T1 - Willow - Fell - To dismantle the large overmature multi stemmed Willow.

To replant with a tree more appropriate for the location. . T2 - Birch - To reduce by roughly 3m removing the major deadwood, tree is inflicted with bleeding canker and a fungus reducing the crown of the tree by this amount will help to manage the weight and remove some of the infected sections.

Decision Date: 05-12-2024 Decision: No Objection

MTC Decision: Support

8.3 PL/2024/08989

PL/2024/08989 - Removal or Variation of a Condition

Address: Bloor Homes/David Wilson Homes, Basil Drive, Melksham, SN12 6ZJ

Proposal: Removal of condition 28 relating to application 14/10461/OUT - Outline application for up to 450 dwellings with associated access and engineering operations, land for extension of medical facilities or community facility, and extension to Eastern Relief Road from Thyme Road to The Spa - Snowberry Lane

Decision Date: 05-12-2024 Decision: Withdrawn by Applicant

MTC Decision: Object and request call in.

Note: The Town Council's response is not showing on the planning portal. The response was submitted and an acknowledgement email was received.

8.4 **PL/2024/06981**

[PL/2024/06981](#) - Householder Application

Address: 18 The Close, Melksham, SN12 6AG

Proposal: Two storey side extension to dwelling.

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

MTC Decision: Support but echoed the comments of the Highways Department.

8.5 **PL/2024/09775**

[PL/2024/09775](#) - Advertisement Consent

Address: Nortree Motors, Beanacre Road, Melksham, SN12 8AU

Proposal: Erection of a freestanding double-sided small format Advertising Display

Decision Date: 17-12-2024 Decision: Approve with Conditions

MTC Decision: Support

8.6 **PL/2024/09642**

[PL/2024/09642](#) - Works to a Protected Tree

Address: 122 SAVERNAKE AVENUE, MELKSHAM, SN12 7HQ

Proposal: T1 - Re-pollard Oak tree in rear garden back to previous pollard points - up 3 metres

Decision Date: 18-12-2024 Decision: Approve with Conditions

MTC Decision: Support

9. **Church Street Car Park**

To discuss the loss of parent and child spaces in Church Street car park.

At the request of Councillor J Westbrook after receipt of an email from a resident.

'I am writing to yourself for some help on the loss of the parent and child spaces at Church Street car park. There had been a few spaces that were signposted as disabled and parent and child. This area of the car park has since been resurfaced and the spaces just set as disabled spaces.'

10. **Local Highways and Footpath Improvement Group (LHFIG) Issues**

10.1 **Roundpond Speed Limit Assessment** (Pages 5 - 12)

Melksham Town Council submitted a highway request dated 09/10/23 (Ref 09-24-06) to the LHFIG, seeking an assessment to determine the feasibility of a 20mph speed restriction on the Roundponds estate, Melksham. The request was approved by members at the LHFIG meeting dated 15/08/24.

Comments are invited from the town council before the report is presented to the LHFIG for consideration at the 6th Feb 25 meeting.

Please note, it has been agreed that the implementation costs for the recommended 20mph limit can be funded from The Section 106 for Dunch Lane. As such there is no requirement for a contribution from the town council.

10.2 Melksham Oak Community School

To consider, at the request of Councillor Hubbard, the issue of traffic congestion at the entrance to Melksham Oak Community School on the A365 Bath.

e-mail from Councillor Hubbard:-

‘This matter has been a long-standing concern for the local community, with the current T-junction proving inadequate to manage the volume of traffic generated during school drop-off and pick-up times. Residents in my Division regularly raise this issue with me, and it was a frequent topic of discussion during my time as a governor at the school.

I am proposing that the council refer this matter to the Local Highways and Footway Improvement Group (LHFIG) for consideration of potential solutions, specifically the feasibility of replacing the T-junction with a roundabout. This improvement would address the root cause of the congestion, enhance safety, and align with the goals of sustainable development outlined in the Melksham Neighbourhood Plan and Wiltshire Local Plan.

This issue not only affects the school community but also has wider implications for traffic flow and road safety in the town. I believe it is essential that we take proactive steps to address it, and I am confident that a discussion at the Economic Development and Planning meeting would provide an important opportunity to progress this matter.

Thank you for your consideration’

11. Neighbourhood Plan

To note. Reg 16 consultation continues until 22nd January 2025.

12. East Melksham Community Centre

To receive a verbal update.

13. Parish Steward

To consider jobs to be undertaken by the Parish Steward.

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Melksham Town Council

Minutes of the Economic Development and Planning Committee meeting held on Tuesday 10th December 2024

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

IN ATTENDANCE: Councillor Ellis virtually

OFFICERS:	Andrew Meacham	Committee Clerk
	Francheska Cunanan	Events & Community Development Assistant

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

175/24 Apologies

Apologies were received from Councillor Ellis.

176/24 Declarations of Interest

Councillor Oatley declared a potential non-pecuniary interest in item 6.1 as Chair of Forest Community Centre and his intention to abstain from the vote.

177/24 Public Participation

There was no public participation. Mike Sankey was present to listen to the discussion.

178/24 Minutes

The minutes of 19th November 2024, having previously been circulated, were approved as a correct record and signed by Councillor Rabey.

179/24 Planning Applications

180/24 PL/2024/04833

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

RESOLVED to support the application.

181/24 PL/2024/10636

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

UNANIMOUSLY RESOLVED to support the application.

182/24 PL/2024/10575

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

UNANIMOUSLY RESOLVED to support the application so long as the structures cannot be used as permanent dwellings.

183/24 PL/2024/10702

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

UNANIMOUSLY RESOLVED to support the application.

184/24 PL/2023/11188

Members felt that there is no material change in the application and it does not address previous concerns. Issues of access, suitability of existing road and infrastructure have not been addressed. Extra traffic caused by this development would cause problems across the whole of the Melksham area. Conflicts with Local Plan and Joint Melksham Neighbourhood Plan.

Members re-iterated previously submitted objections and asked that they be repeated in the new submission.

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

UNANIMOUSLY RESOLVED to object to the application.

185/24 Planning Decisions

186/24 PL/2024/07506

The decision was noted.

187/24 PL/2024/08960

The decision was noted.

188/24 PL/2024/06462

The decision was noted.

189/24 PL/2024/06907

The decision was noted.

190/24 PL/2024/06974

The decision was noted.

191/24 PL/2024/09282

The decision was noted.

192/24 PL/2024/09235

The decision was noted.

193/24 PL/2024/07573

The decision was noted.

194/24 PL/2024/09278

The decision was noted.

195/24 Speed Limit Order

The Hunters Wood decision was noted.

Councillor Alford spoke to Snowberry Lane.

There was discussion of the merits of the request. Standing Orders were suspended to allow Councillor Mike Sankey to speak.

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

UNANIMOUSLY RESOLVED to submit a request to LHFIG for a Speed Limit Review and a Weight Limit Review with a view to reducing the speed limit to 30mph and imposing a weight limit on the road from the roundabout with Rosemary Lane to the junction with the Melksham East Relief Road.

196/24 Tree Preservation Order

The item was noted.

197/24 Wiltshire Council Local Transport Plan Consultation

The consultation was noted. Members were encouraged to respond.

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

UNANIMOUSLY RESOLVED to suspend Standing Orders.

Councillor Ellis spoke on the consultation. It was agreed that The committee clerk would meet with Councillor Ellis to look at a response to be put to the next meeting for approval.

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

UNANIMOUSLY RESOLVED to re-instate Standing Orders.

198/24 East Melksham Community Hall

Members discussed the question of Community Centre and felt that two medium sized halls, one inside Melksham East (Melksham Town Council) and one outside of Melksham East (Melksham Without Parish Council). It was noted that over £500000 was held for a community centre project within Melksham Town boundaries and it was hoped that Melksham Without Parish Council would be able to find land and funding for a second community centre.

199/24 Parish Steward

Graffiti on bus shelter in Blackmore Road.

Cleaning bus shelter at Avonside.

Councillor Alford said he had asked the Deputy Clerk to find out what type of paint BT used on their cabinets and ask for permission for the Amenities team to use it to cover graffiti as and when required.

200/24 Speed Indicator Devices

The reports were noted. Members asked if in future the individual camera reports could be more easily identified and could the reports show under 30mph and between 30-40mph.

Meeting Closed at: 8.00 pm

Signed:

Dated:

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DÉTECTER • INFORMER • SÉCURISER

Start date: Saturday, November 2, 2024 1:00 PM
End date: Monday, December 2, 2024 9:00 PM

Location:

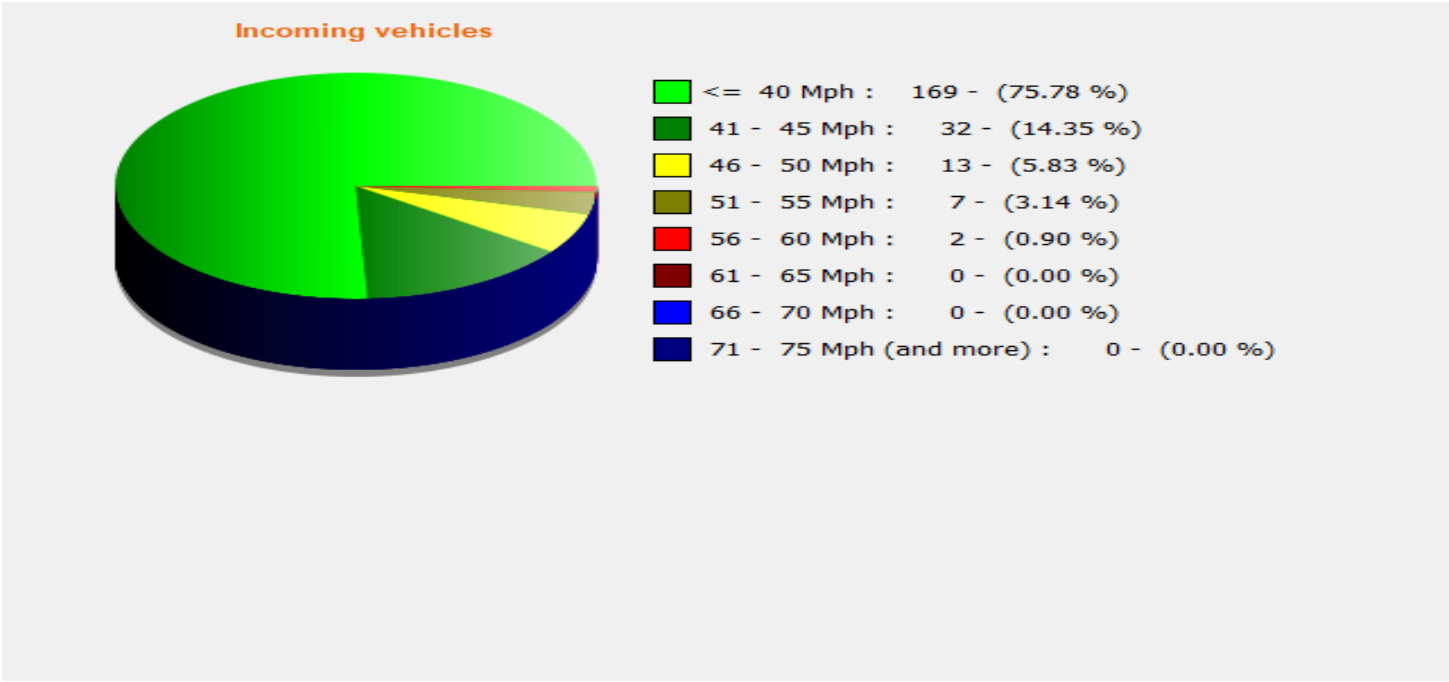
Comments:



Start date: Saturday, November 2, 2024 1:00 PM
End date: Monday, December 2, 2024 9:00 PM

Location:

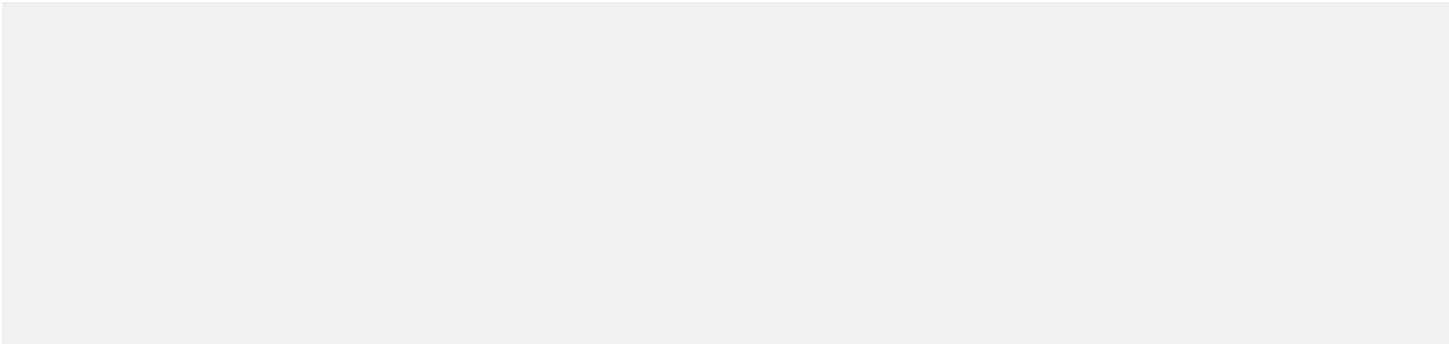
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Start date: Saturday, November 2, 2024 1:00 PM
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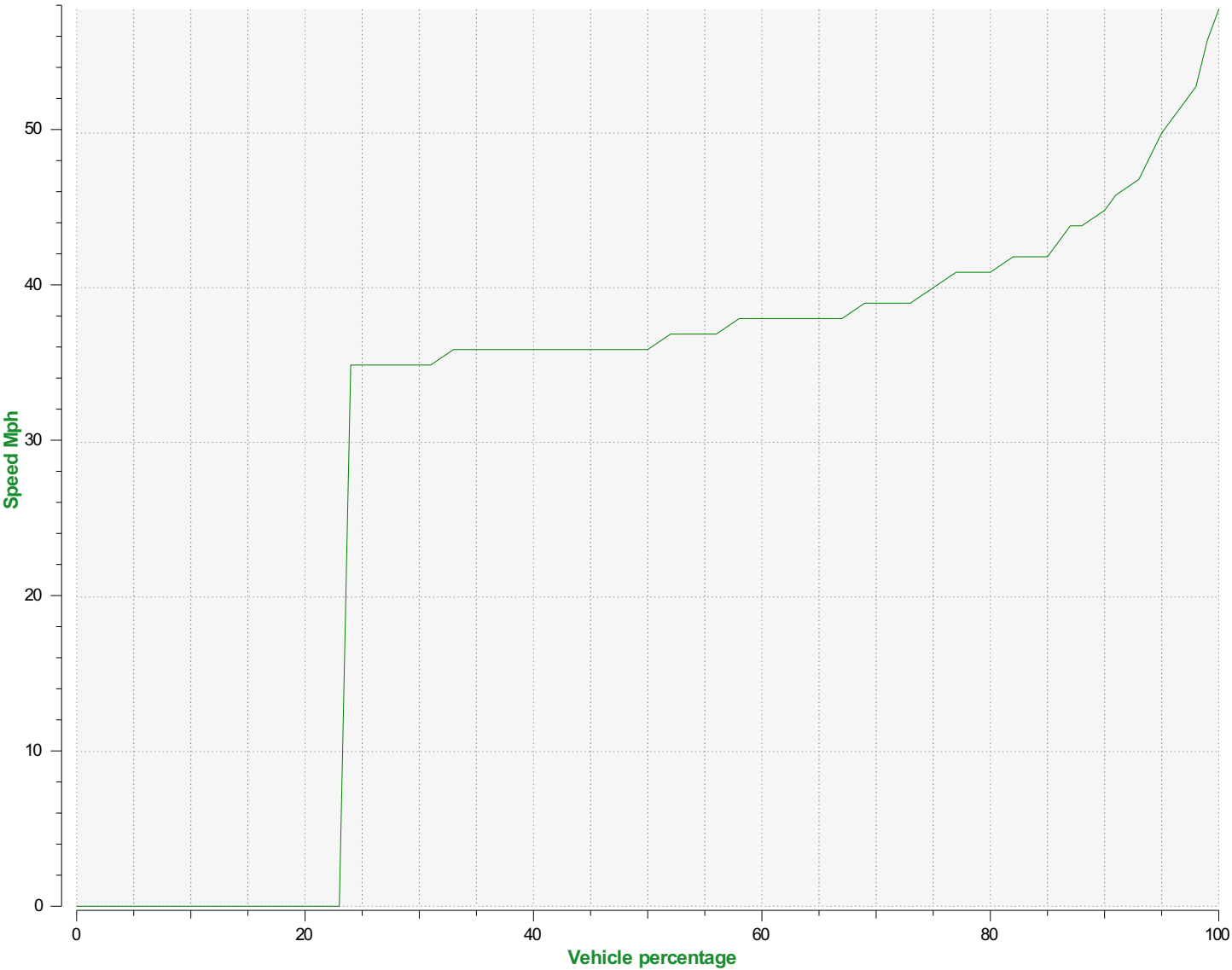
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Start date: Saturday, November 2, 2024 1:00 PM
End date: Monday, December 2, 2024 9:00 PM

Location:

Comments:



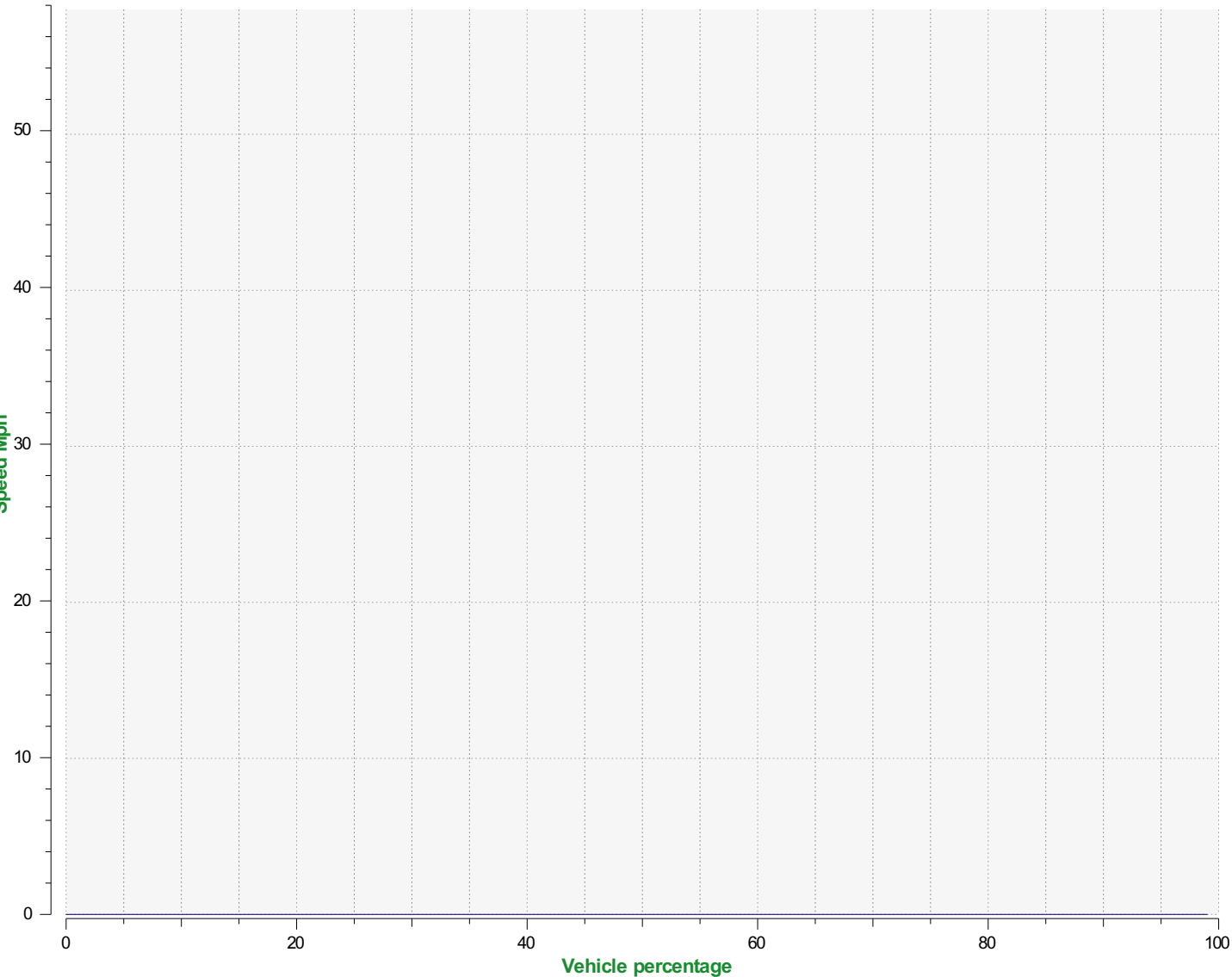
Speed percentiles (incoming)

V30: 35.00Mph **V50:** 36.00Mph **V85:** 42.00Mph

Start date: Saturday, November 2, 2024 1:00 PM
End date: Monday, December 2, 2024 9:00 PM

Location:

Comments:



Speed percentile(outgoing)

V30: 0.00Mph V50: 0.00Mph V85: 0.00Mph

Start date: Saturday, November 2, 2024 1:00 PM
End date: Monday, December 2, 2024 9:00 PM

Location:

Comments: