



# Melksham Town Council

Town Hall, Market Place, 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

15<sup>th</sup> April 2025

Dear Councillors

In accordance with the Local Government Act (LGA) 1972, Sch 12, paras 10 (2)(b) you are summoned to attend the **Economic Development & Planning Committee** meeting of the Melksham Town Council.

The meeting will be held in the council chamber at the Town Hall, Market Place, Melksham, Wiltshire, SN12 6ES on *Tuesday 22<sup>nd</sup> April* commencing at 7.00 pm.

Members of the public and press are welcome to attend the meeting in person or online and a period of public participation will take place during the meeting, limited to 3 minutes per person and no more than 30 minutes in total.

If you wish to ask a question online please join via Teams on this link <https://tinyurl.com/3a94eua7>

The meeting will also be live streamed at <https://www.facebook.com/melksham.town> but you will not be able to interact.

Yours sincerely

Mrs T Predeth BA(Hons), MPA, FSLCC

Town Clerk

## **Melksham Town Council**

### **Economic Development & Planning Committee**

***Tuesday 22<sup>nd</sup> April 2025 at 7pm at the Town Hall***

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.

### **AGENDA**

**1. Apologies**

To receive apologies for absence.

**2. Declaration 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@melkshamtc.gov.uk](mailto:locum@melkshamtc.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**

To approve the Minutes of the Economic Development & Planning Committee meeting held on 1<sup>st</sup> April 2025.

## 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/2025/01306

[PL/2025/01306](#) - Householder Application

Address: 44 St Michaels Road, Melksham, SN12 6HN

Proposal: Installation of an air source heat pump to replace the current oil boiler that is at the property.

Respond By: 29 April 2025

### 6.2 PL/2025/03222

[PL/2025/03222](#) - Householder Application

Address: 19 Longford Road, Melksham, SN12 6DH

Proposal: Demolition of garage. New single storey bedroom, bathroom and utility extension. Associated minor internal alterations.

Respond By: 5 May 2025

### 6.3 PL/2025/03427

[PL/2025/03427](#) - Householder Application

Address: 362A Snarlton Lane, Melksham, SN12 7QW

Proposal: Replacement of conservatory style lean-to with new cavity walls and replacement of garage flat roof with new lean-to roof extending over the front porch.

Respond By: 06 May 2025

### 6.4 PL/2025/03491

[PL/2025/03491](#) - Proposed Works to Trees in a Conservation Area

Address: THE PARSONS NOSE, HIGH STREET, MELKSHAM, SN12 6LA

Proposal: G1 Conifers - Climb and dismantle to ground level to allow more light into pub garden.

Respond By: 29 April 2025

### 6.5 PL/2025/02791

[PL/2025/02791](#) - Full Planning Permission

Address: Wiltshire and Bath Air Ambulance Operations Centre, Outmarsh, Semington, BA14 6JX

Proposal: Application to site two self-contained 20' x 10' (6 m x 3 m) portable cabins on an existing concrete plinth to replace 4 x ISO Containers currently in situ on the same location to the side of the Air Operations Centre of Wiltshire and Bath Air Ambulance.

Respond By: 05 May 2025 (This application is in MWPC. MTC does not need to respond but on agenda as members may be interested)

## **7. Planning Decisions**

To note the following planning decisions

### **7.1 PL/2025/00927**

[PL/2025/00927](#) - Lawful Development Certificate for a Proposed Use

Address: 18 LEAZE ROAD, MELKSHAM, SN12 7EX

Proposal: Build a single storey rear extension.

Decision Date: 24 March 2025

Decision: Refuse

MTC Decision Date: No consultation

MTC Decision: No consultation

### **7.2 PL/2025/00979**

[PL/2025/00979](#) - Works to a Protected Tree

Address: THE COACH HOUSE OAKWOOD, 7A SPA ROAD, MELKSHAM, SN12 7NP

Proposal: T1 - 1 metre tip reduction to Beech tree. T2 - Crown reduce Oak tree by up to 2.5-3m (25%). Crown raise over driveway up to 4m and over car park up to 3-3.5m. Remove any major deadwood

Decision Date: 24 March 2025

Decision: Approve with Conditions

MTC Decision Date: 18 February 2025

MTC Decision: No objection

### **7.3 PL/2024/09656**

[PL/2024/09656](#) - Full Planning Permission

Address: 83 Sandridge Road, Melksham, SN12 7BL

Proposal: Construction of 2no 2 bedroom bungalows in the rear garden of No 83 Sandridge Road, Melksham

Decision Date: 28 March 2025

Decision: Approve with Conditions

MTC Decision Date: 11 March 2025

MTC Decision: No objection after concerns raised by MTC and Highways were addressed

### **7.4 PL/2025/00283**

[PL/2025/00283](#) - Full Planning Permission

Address: 39 Sandridge Road, Melksham, Wilts, SN12 7BQ

Proposal: Change of use from a C3 dwelling house to a C2 residential care home for up to 4no. children.

Decision Date: 07 April 2025

Decision: Approve with Conditions

MTC Decision Date: 18 February 2025

MTC Decision: No objection but flagged concerns about the consultation process.

## **7.5 PL/2025/01836**

**PL/2025/01836** - Householder Application

Address: 1 THE CLOSE, MELKSHAM, SN12 6AG

Proposal: Proposed Two Storey Side Extension

Decision Date: 08 April 2025

Decision: Approve with Conditions

MTC Decision Date: 11 March 2025

MTC Decision: No objection

## **8. Update on Wiltshire Throwback Festival**

Representation submitted to Wiltshire Council on Monday 14<sup>th</sup> April 2025. The following acknowledgement has been received:-

*Thank you for your email. Your attached representation will now be forwarded to the applicants.*

*We will be in further contact to confirm details for a licensing sub-committee hearing, which you will be invited to attend to present the representation. I can inform you that this would be on 28 April.*

## **9. Local Highways and Footpaths Improvement Group (LHFIG) Issues**

To consider recommending the following requests to LHFIG

### **9.1 Fullers Road**

### **9.2 Epping Drive**

## **10. Joint Melksham Neighbourhood Plan**

Verbal update, if any.

## **11. Temporary Road Closure Notifications**

To note the following road closures.

### **11.1 A3102 (Part), Melksham,**

### **11.2 A3102 (Part), Melksham Without**

## **12. Parish Steward**

To consider jobs to be undertaken by the Parish Steward

## **13. Discretionary Gully Service**

Wiltshire Council have notified Melksham Town Council of Discretionary Gully Service for the Melksham area (Broughton Gifford, Great Hinton, Keevil, Melksham and Melksham Without) from Tuesday 6<sup>th</sup> to Friday 9<sup>th</sup> May 2025.

They have requested we supply, at least one week before the crew's arrival, a worksheet with **TOP 5 priority** single gullies showing **road name, with adjacent house number, What 3 Words location and any further details to help the crew locate.**

They can clear/empty gullies and jet systems. Any further issues found will be reported back to the relevant engineer for further investigation. Parishes will be informed of completed works.

Locations where traffic management is required (e.g. bends, reduced visibility, and high-speed roads) cannot not be undertaken.

The scheduled visit for the area is one week (excluding bank holidays). However, please note the crew may need to attend to emergencies or adapt the schedule occasionally.

#### **14. Speed Indicators**

To receive a report on SIDS activity (report to follow).