



# Melksham Town Council

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

Acting CEO/Town Clerk Hayley Bell

To: Councillor S Rabey (Chair)  
Councillor P Alford  
Councillor P Aves  
Councillor R Cleary  
Councillor G Elson  
Councillor A Griffin  
Councillor C Stoke

3<sup>rd</sup> June 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 10<sup>th</sup> June 2025 commencing at 19:00

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/f2dv5uud> .

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

Yours sincerely

Hayley Bell

Acting CEO/Town Clerk

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

**Tuesday 10<sup>th</sup> June 2025 at 19:00**

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 [hayleybell@melkshamtc.gov.uk](mailto:hayleybell@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 Tuesday 20<sup>th</sup> May 2025.

## **5. Vice Chair**

The Chair will ask for nominations for the Vice Chair.

The Chair will put the nominations to the meeting. Members will vote and the Chair will declare the result.

## **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/2025/04086**

[PL/2025/04086](#) - Full Planning Permission

Address: St Andrews Church Hall, Church Lane, Melksham, SN12 7EF

Proposal: Change of use to ancillary living accommodation and associated works

Respond By: 11 June 2025

### **7.2 PL/2025/04158**

[PL/2025/04158](#) - Full planning permission

Address: Melksham Football And Rugby Club, Eastern Way, Melksham, SN12 7GU

Proposal: To enable the area of land known as Melksham Rugby and Football clubs, to hold temporary music events and festivals. Events will last one to four days, with a build phase before and a break phase afterwards. Temporary structures built for the events will include stages, bars, marquee's and other associated festival type structures.

Respond By: 20 June 2025

### **7.3 PL/2025/04387**

[PL/2025/04387](#) - Householder Application

Address: 11 HEATHER AVENUE, MELKSHAM, SN12 6FX

Proposal: Proposed Two Storey Side & Rear Extension

Respond By: 18 June 2025

### **7.4 PL/2025/04422**

[PL/2025/04422](#) - Householder Application

Address: 1 LONGFORD ROAD, MELKSHAM, SN12 6DH

Proposal: Replacement Ancillary Outbuildings

Respond By: 18 June 2025

## **7.5 PL/2025/04454**

[PL/2025/04454](#) - Lawful Development Certificate for an Existing Use  
Address: Leekes Of Melksham, Beanacre Road, Melksham, SN12 8AG  
Proposal: Please refer to submitted statement  
Respond By: 20 June 2025

## **7.6 PL/2025/04473**

[PL/2025/04473](#) - Householder Application  
Address: 12A LAMBOURNE CRESCENT, MELKSHAM, SN12 7NE  
Proposal: Proposed Single Storey Rear Extension and Alterations  
Respond By: 19 June 2025

## **7.7 PL/2024/07097**

[PL/2024/07097](#) - Outline planning permission: Some matters reserved  
Address: Land South of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP  
Proposal: Erection of up to 300 dwellings (Class C3); land for local community use or building (incorporating Classes E(b), E(g) and F2(b) and (c)); open space and dedicated play space and service infrastructure and associated works on land South of Snarlton Farm (Outline planning application with all matters reserved except for two pedestrian and vehicle accesses (excluding internal estates roads) from Eastern Way) - Resubmission of [PL/2023/07107](#)  
Respond by: 17 June 2025

## **8. Planning Decisions**

To note the following planning decisions

### **8.1 PL/2025/03214**

PL/2025/03214 -  
Address: Forest and Sandridge Church of England Voluntary Aided Primary School, Cranesbill Road, Melksham, SN12 7GN  
Proposal: Approval of Biodiversity Net Gain Plan following application PL/2024/07573.  
Decision Date: 12 May 2025  
Decision: Approve  
MTC Decision: No consultation

### **8.2 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.  
Decision Date: 14 May 2025  
Decision: No Objection  
MTC Decision: No objection

### **8.3 PL/2023/11188**

**PL/2023/11188** - Outline Planning Permission

Address: Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

Proposal: 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)

Decision Date: 12 May 2025

Decision: Approve with Conditions

MTC Decision: Object

**8.4 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.

Decision: Approve with Conditions

MTC Decision: No objection

**8.5 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.

Decision: Approve with Conditions

MTC Decision: No objection.

**8.6 PL/2025/02622**

**PL/2025/02622** - Householder Application

Address: 9 Church Walk, Melksham, SN12 6LY

Proposal: Small infill extension and internal works.

Decision Date: 29 May 2025

Decision: Approve with Conditions

MTC Decision: No objection

**8.7 PL/2025/02810**

**PL/2025/02810** - Works to a Listed Building

Address: 9 Church Walk, Melksham, SN12 6LY

Proposal: Small infill extension and internal works.

Decision Date: 29 May 2025

Decision: Approve with Conditions

MTC Decision: No objection

**9. Joint Melksham Neighbourhood Plan**

To note. Final Joint Melksham Neighbourhood Plan Steering Group meeting took place on Thursday 5th June 2025. Referendum is scheduled for Thursday 31st July 2025

**10. Parish Steward**

To consider jobs to be undertaken by the Parish Steward