



Melksham Town Council

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

Tel: (01225) 704187

Acting CEO/Town Clerk Miss Hayley Bell

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

26th August 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

Date: Tuesday 2nd September 2025

Time: 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/25ak8bxx>.

Yours sincerely

Miss Hayley Bell - Acting CEO/Town Clerk

Melksham Town Council
Economic Development & Planning Committee

Tuesday 2nd September 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, Equality Act 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 ceo@melksham-tc.g.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 12th August 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/2025/06322

[PL/2025/06322](#) - Householder Application

Address: 4 Granville Road, Melksham, SN12 8AN

Proposal: Proposed removal of existing rear Conservatory and erecting single storey side and rear extension. Converting and connecting single detached garage into footprint.

Respond By: 03 September 2025

6.2 PL/2025/06407

[PL/2025/06407](#) - Works to a Listed Building

Address: 9 Church Walk, Melksham, SN12 6LY

Proposal: Re-submission of PL/2025/02810 to to switch a door with a window on the south west elevation of the existing single storey rear extension

Respond By: 12 September 2025

7. Planning Decisions

To note the following planning decisions

7.1 PL/2025/04387

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

Address: 11 HEATHER AVENUE, MELKSHAM, SN12 6FX

Proposal: Proposed Two Storey Side & Rear Extension

Decision Date: 05 August 2025

Decision: Approve with Conditions

MTC Decision: No objection, having noted amendments to application and that it might be called in.

7.2 PL/2025/04422

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

Address: 1 LONGFORD ROAD, MELKSHAM, SN12 6DH

Proposal: Replacement Ancillary Outbuildings

Decision Date: 05 August 2026

Decision: Withdrawn by Applicant

MTC Decision: Object.

7.3 PL/2025/04837

[PL/2025/04837](#) - Householder Application

Address: 30 CHURCHILL AVENUE, MELKSHAM, SN12 7JN

Proposal: Proposed First Floor Rear Extension

Decision Date: 06 August 2025

Decision: Approve with Conditions

MTC Decision: No objection

7.4 PL/2024/07097

PL/2024/07097 - Outline Planning Permission

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)

Decision Date: 05 August 2025

Decision: Refuse

MTC Decision: Sept 2024 – Object and support position of MWPC. June 2025 – Noted but no comment.

7.5 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

Decision Date: 13 August 2025

Decision: Approve with Conditions

MTC Decision: No objection

7.6 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 club, to hold a temporary music event only for the 20th and 21st June 2025 with associated temporary structures built for the event.

Decision Date: 11 August 2025

Decision: Refuse

MTC Decision: Object due to concerns about the time constraints around this application and the event not allowing time to make a reasoned and informed decision.

7.7 PL/2025/03207

PL/2025/03207 - Works to a Listed Building

Address: Melksham House, 27 Market Place, Melksham, SN12 6ES

Proposal: Installation of 4 x signage

Decision Date: 18 August 2025

Decision: Approve with Conditions

MTC Decision: No objection

7.8 PL/2025/03643

[PL/2025/03643](#) - Advertisement Consent

Address: Melksham House, 27 Market Place, Melksham, SN12 6ES

Proposal: Installation of 4 x signage

Decision Date: 18 August 2025

Decision: Approve with Conditions

MTC Decision: No Objection

7.9 PL/2025/05589

[PL/2025/05589](#) - Householder Application

Address: 53 ST MICHAELS ROAD, MELKSHAM, SN12 6HN

Proposal: Proposed single storey rear extension and cladding

Decision Date: 21 August 2025

Decision: Approve with Conditions

MTC Decision: No objection

8. Provision of Wayfinding Signs

Email from Wiltshire Council

We currently have around £13k in Section 106 monies for cycle and pedestrian signing in and around the town. The monies expire on 01/11/26 and issue has been knocking around for some time.

I think we'll be hard pressed to send £13k on cycle signing in the town as most is not that old.

Mark Stansby has suggested we could look at some new / upgraded wayfinding signs such as ornamental finger posts etc.

Is there anything the town council would like to see?

For discussion and decision.

9. Temporary Road Closure Notifications

9.1 B3107, Holt

9.2 Dunch Lane, Melksham

10. Parish Steward

To consider jobs to be undertaken by the Parish Steward

Melksham Town Council
Minutes of the Economic Development & Planning Committee
on Tuesday 12th August 2025

PRESENT: Councillor S Rabey Chair
Councillor P Aves
Councillor M Drewett
Councillor G Elson
Councillor A Griffin
Councillor C Stokes

IN ATTENDANCE Councillor M Harris (MWPC)

OFFICERS Andrew Meacham Committee Clerk

PUBLIC: No members of the public and members of the press were present

75/25 Apologies

Apologies were received from Councillor Cleary, who was substituted by Councillor Drewett and from Councillor Alford.

76/25 Declaration of Interest

There were no declarations of interest.

77/25 Public Participation

There was no public participation.

78/25 Minutes

The minutes of 22nd July 2025, having been previously circulated, were approved as a correct record and signed by the Chair Councillor Rabey.

79/25 PL/2025/05388

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

UNANIMOUSLY RESOLVED to record that Melksham Town Council has no objection to the application.

80/25 PL/2025/05862

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

UNANIMOUSLY RESOLVED to record that Melksham Town Council has no objection to the application.

81/25 PL/2025/06042

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

UNANIMOUSLY RESOLVED to record that Melksham Town Council has no objection to the application.

82/25 PL/2025/06085

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

UNANIMOUSLY RESOLVED to record that Melksham Town Council has no objection to the application.

83/25 PL/2025/05856

The Chair, Councillor Rabey informed members that she had attended the Melksham Without Parish Council planning meeting that discussed this application the previous evening. Concerns were raised as follows:-

- Flood Risk investigation was lacking
- Mitigation to flooding on Corsham Road
- Construction traffic to location, bearing in mind that the cables are following the road and it is a significant piece of construction
- Hours of work
- No mention of community benefit
- Construction traffic coming off Corsham Road rather than A350.
- Disturbance of Great Crested Newts located near the area.
- Possible felling of mature trees

Standing Orders were suspended to allow Councillor Harris to assist members with timescales.

Standing Orders were re-instated.

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

UNANIMOUSLY RESOLVED to record that Melksham Town Council has no objection to the application but has the same concerns as Melksham Without Parish Council as detailed above.

84/25 PL/2024/10345

Members fully endorsed and supported the position of Melksham Without Parish Council.

On the question of a financial contribution of £25,000 to surface public Right of Way MELK103, it was noted that the pathway is overgrown and is not in use as a footpath. Residents bordering the footpath have asked that it be “decommissioned” and a decision on this will be made by Wiltshire Council officers. Members considered the possible use of MELK103 as a cycle path but it was felt that it was too narrow. Members were appreciative

of the offer of funding but felt that the pathway should not be resurfaced and the money could be put to better use in other projects to benefit the local residents, in particular older children.

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

UNANIMOUSLY RESOLVED to respond to the application in the above terms.

85/25 PL/2025/06105

Councillor Rabey advised that this also was on the MWPC agenda.

- Members felt that the application was speculative.
- The proposed plan was uninspiring and characterless.
- It was noted that Loves Farm was a listed building and the Joint Melksham Neighbourhood Plan gave protection.
- The application did not comply with NPPF Paragraph 14.
- The application only provided 30% affordable housing and the Joint Melksham Neighbourhood Plan required a minimum of 40%.

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

UNANIMOUSLY RESOLVED to record that Melksham Town Council did not support the application for the reasons given.

86/25 PL/2025/03427

The decision was noted.

87/25 PL/2024/10674

The decision was noted. The use of the Joint Melksham Neighbourhood Plan in the decision was noted.

88/25 PL/2025/04454

The decision was noted.

89/25 Gompels Warehouse

Councillor Griffin reported that the matter had been considered by the Strategic Planning Committee and been deferred pending reports and updates.

90/25 Street Trading Application.

Members discussed the application within the framework of the criteria supplied.

Members welcomed and wished to support new and different businesses in Melksham. On this occasion, however, members had the following concerns.

Joint Melksham Neighbourhood Plan. Aesthetic look of the town centre. (Consultees' observations)

Within close distance of Melksham House School. (Proximity to schools and colleges)

Even with the best efforts of the trader, there will be smells, litter and noise. Potential for nuisance. Members accept that these issues may equally apply to existing takeaway premises. (Avoidance of nuisance)

Too close to a listed building. (Consultees' Observations)

Location in narrower section of Market Place could prove hazardous to pedestrian traffic. (Site safety)

The Market Place is the wrong location for this business. There is insufficient footfall to provide adequate trade all day, every day. (Consultees' observations/Permitted trading hours)

No details have been provided to MTC of the applicant and MTC is therefore unable to comment under suitability of the applicant. (Suitability of the applicant)

How will they obtain power and water? If power is supplied by a generator that will involve noise and fumes. (avoidance of nuisance)

What will be done with waste? (Avoidance of nuisance)

What will be done with the gazebo outside of trading hours? (Consultees' observations)

Members re-iterated that they welcomed new businesses but considered the proposed hours excessive. They invited the applicants to consider the Tuesday Market, The Maker's Market, the Christmas Light Event and the food pop-ups in Avonside. (Consultees' observations/Permitted trading hours)

91/25 Sandridge Road Footpath Widening

The completion of the work was noted.

92/25 Melksham Market Place

It was proposed by Councillor Elson, seconded by Councillor Drewett and

UNANIMOUSLY RESOLVED to support the request.

93/25 Temporary Road Closure Notifications

The road closures were noted

94/25 Parish Steward

There were no requests other than the usual.

95/25 Emergency Plan

There was nothing to report.

Meeting closed at: 19:50

Signed Dated

DRAFT

Wiltshire Council

Section 14(1) of the Road Traffic Regulation Act 1984

Temporary Closure of: B3107 (Part), Holt (Ref: TTRO 10744)

Notice is hereby given that the Wiltshire Council has made an Order to close temporarily to all traffic:

B3107 (Part), Holt; from its junction with East Lane to its junction with Gipsy Lane.

To enable: Wales & West Utilities Ltd to carry out renewal of gas main and associated works.

Alternative route: via B3107 (unaffected length) – A350 – A365 – B3109 – B3105 – B3107 (unaffected length) and vice versa.

The closure and diversion route will be clearly indicated by traffic signs.

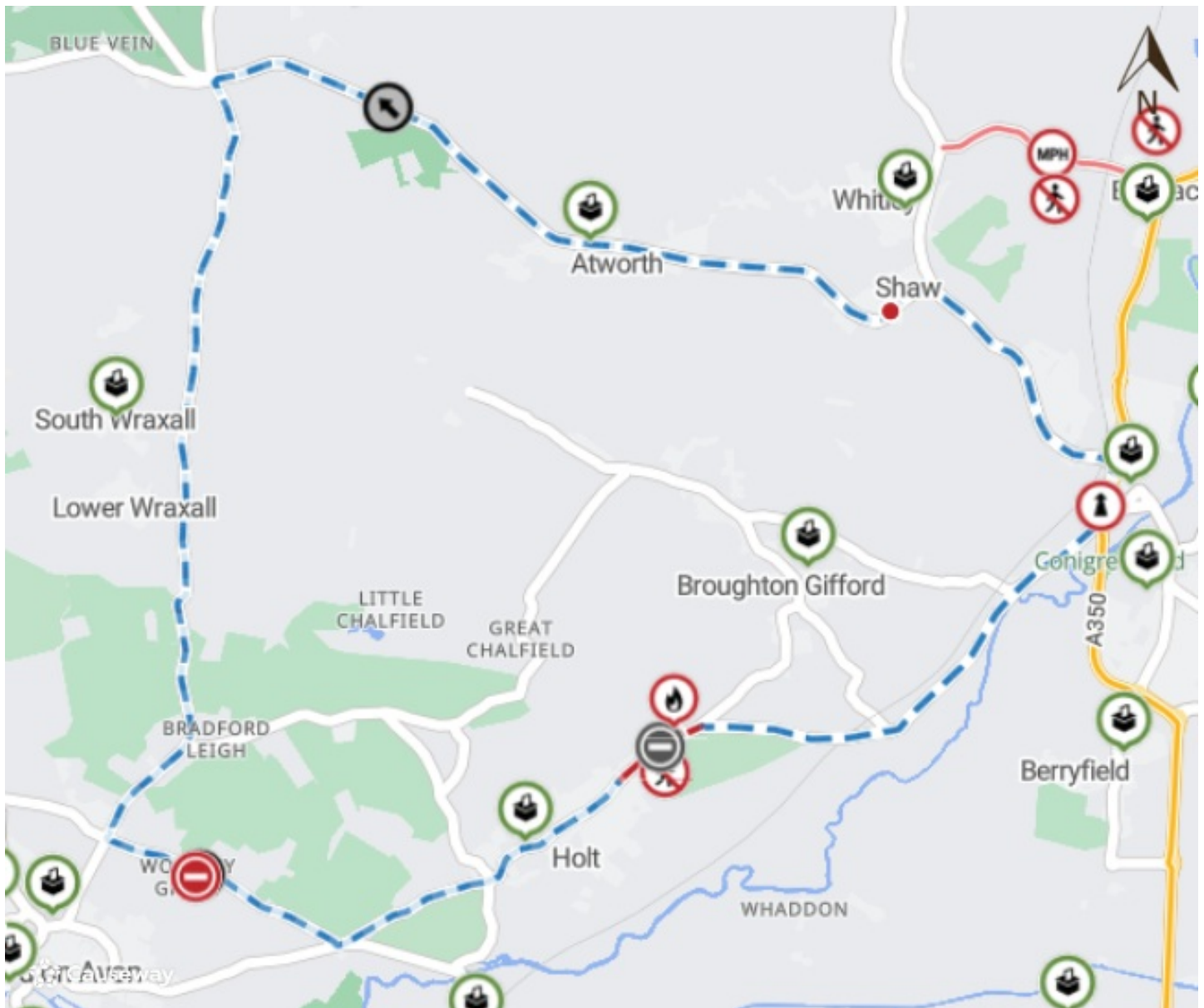
This Order will come into operation on 27 October 2025 and the closure will be required until 07 November 2025. It is anticipated that the works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works. The Order will have a maximum duration of 18 months.

For further information please contact Wales & West Utilities Ltd on 07977591898.

Highways Assets and Commissioning, County Hall, Bythesea Road, Trowbridge BA14 8JN

24 October 2025

Indicative Plan : B3107 (Part), Holt



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Indicative Plan : Dunch Lane (Part), Melksham





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Wiltshire Council

Section 14(1) of the Road Traffic Regulation Act 1984

Temporary Closure of: Dunch Lane (Part), Melksham (Ref: TTRO 10745)

Notice is hereby given that the Wiltshire Council has made an Order to close temporarily to all traffic:

Dunch Lane (Part), Melksham; from its junction with A350 to its junction with Southbrook Road.

To enable: Wiltshire Council to carry out works to exposed embankments and associated works.

Alternative route: via Southbrook Road – Roundpond – A365 – A350 and vice versa.

The closure and diversion route will be clearly indicated by traffic signs.

This Order will come into operation on 23 October 2025 and the closure will be required between the hours of 09:30 and 15:00 for 1 day. It is anticipated that the works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works. The Order will have a maximum duration of 18 months.

For further information please contact M Group Highways on behalf of Wiltshire Council on 07743981699.

Highways Assets and Commissioning, County Hall, Bythesea Road, Trowbridge BA14 8JN

17 October 2025