



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

5th 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 12th August 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/yc25cyu6> .

Yours sincerely

Miss Hayley Bell - Acting CEO/Town Clerk

Melksham Town Council
Economic Development & Planning Committee

Tuesday 12th August 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 22nd July 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/2025/05388

[PL/2025/05388](#) - Householder Application

Address: Lavender House, 34 Church Walk, Melksham, SN12 6LY

Proposal: Proposed conversion of south side store to home office, new drain covers and connections, gutter replacement, tanking of walls, replacement of windows, new timber shutters, stone infilling, chimney repairs, internal bathroom extension, new timber gate in garden wall, lead flashing repairs

Respond By: 15 August 2025

6.2 PL/2025/05862

[PL/2025/05862](#) - Works to a Listed Building

Address: Lavender House, 34 Church Walk, Melksham, SN12 6LY

Proposal: Proposed conversion of south side store to home office, new drain covers and connections, gutter replacement, tanking of walls, replacement of windows, new timber shutters, stone infilling, chimney repairs, internal bathroom extension, new timber gate in garden wall, lead flashing repairs

Respond By: 15 August 2025

6.3 PL/2025/06042

[PL/2025/06042](#) - Full Planning Permission

Address: MELKSHAM HOUSE, 27 MARKET PLACE, MELKSHAM, SN12 6ES

Proposal: Clubhouse for tennis players and boundary fence as shown

Respond By: 15 August 2025

6.4 PL/2025/06085

[PL/2025/06085](#) - Works to a Listed Building

Address: MELKSHAM HOUSE, 27 MARKET PLACE, MELKSHAM, SN12 6ES

Proposal: Clubhouse for tennis players and boundary fence as shown

Respond By: 15 August 2025

6.5 PL/2025/05856

PL/2025/05856 - Full Planning Permission

Address: Land North of Melksham Substation, Near Melksham, Wiltshire

Proposal: Planning Application for the laying of underground electricity cables in association with Wick Solar Farm (LPA Reference: 20/06840/FUL) and Studley Solar Farm (LPA reference: PL/2021/08690).

Respond By: 14 August 2025

This application fall in the boundaries of Melksham Without Parish Council.

6.6 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: 25 July 2025

See additional documents in agenda pack.

6.7 PL/2025/06105

PL/2025/06105 - Outline Planning Permission

Address: Land at Bowerhill Lane, Bowerhill, Melksham

Proposal: Erection of up to 50 No. dwellings and associated works

Respond By: 29 August 2025

7. Planning Decisions

To note the following planning decisions

7.1 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.

Decision Date: 16 July 2025

Decision: Approve with Conditions

MTC Decision: No objection

7.2 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.

Decision Date: 16 July 2025
Decision: Refuse
MTC Decision: Detailed objection

7.3 PL/2025/04454

[PL/2025/04454](#) - Lawful Development Certificate for an Existing Use
Address: Leekes Of Melksham, Beanacre Road, Melksham, SN12 8AG
Proposal: Application to Certify that Planning Permission Ref. W/91/01291/FUL was Lawfully Implemented, and to Establish the Existing Use of the Premises for Class E (c)(iii) is Lawful Development
Decision Date: 29 July 2025
Decision: Withdrawn by Applicant
MTC Decision: No objection

8. Gompels Warehouse Application

For update

9. Street Trading Application.

To discuss and make representations (if any) on an application for a street trading consent. Any objections must be within the framework of the Criteria for Determining Applications, any objections outside this cannot be taken into account.

Trading Name: Tasty T

Articles for sale: Authentic SriLankan food.

Trading Location: Outside Melksham Town Hall SN12 6ES

Trading Times: Monday – Sunday inclusive from 09:00 – 18:00 with the exception of days when events are held

Description of Stall: 3 metre gazebo

Respond via email by **21 August 2025** stating whether or not you wish to make any representations which must be relevant and specific.

10. Local Highways and Footpaths Improvement Group (LHFIG) Issues

10.1 Sandridge Road Footpath Widening

To note that work was now complete

10.2 Melksham Market Place

11. Temporary Road Closure Notifications

11.1 A365 Bath Road

11.2 A3102 (part), Melksham

12. Parish Steward

To consider jobs to be undertaken by the Parish Steward.

There are no scheduled days in August. Next scheduled days are 9th-11th September 2025.

13. Emergency Plan

To note any update.