

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