



2025

MELKSHAM TOWN COUNCIL



Economic Development & Planning Agenda

Tuesday 23rd September 2025



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

01225 704187
towncouncil@melksham-tc.gov.uk

www.melksham-tc.gov.uk



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

CEO Miss Hayley Bell, Assoc CIPD, CertHE, FSLCC

01225 704187

towncouncil@melksham-tc.gov.uk

12th September 2025

Dear Councillors,

You are summoned in accordance with the Local Government Act (LGA) 1972, Sch 12, paras 10 (2)(b) to a meeting of Economic Development & Planning Committee of Melksham Town Council for the transaction of the business shown on the agenda below.

Tuesday 23rd September 2025, to be held at 19.00 in the Council Chamber, Melksham Town Hall, Market Place, Melksham, SN12 7ES.

The quorum for Economic Development & Planning is 4.

Public Participation.

Members of the public and the press may attend this meeting in person or join the meeting on teams via the following link <https://tinyurl.com/2vcvd5s5> Public participation will take place near the start of the meeting.

Each speaker is limited to three minutes, with a total public session of 20 minutes. Members of the public are requested to send their question to CEO@melksham-tc.gov.uk by noon on the working day before the meeting. You should still attend the meeting, in person or online, to ask your question.

No decisions will be made on matters not already on the agenda. The Council may ask the public and press to leave if confidential matters need to be discussed.

The Seven Principles of Public Life.

All members are reminded of their duty under the code of conduct to uphold the Seven Principles of Public Life: selflessness, integrity, objectivity, accountability, openness, honesty, and leadership.

Yours sincerely,

Miss Hayley Bell – CEO/Town Clerk

Economic Development & Planning Committee

The Committee will meet to consider all planning applications in the town.

Comments will be sent to Wiltshire Council as part of their consultation procedure. The aim is to use guidance contained in the National Planning Policy Framework, the Joint Melksham Neighbourhood Plan, planning legislation, Wiltshire Council's Core Strategy and Local Plan, Policy and Periodic Planning Guidance notes to preserve and enhance the town's character, whilst encouraging its commercial and social vitality. It will also consider the contents and desires laid out in the Neighbourhood Plan and Local Plan.

Where appropriate, planning applications submitted in the Parish of Melksham Without may also be discussed and commented on if relevant to the Town Council.

Highway issues raised for the Local Highways and Footpath Improvement Group (LHFIG), Emergency Planning and Flood Plans will also be managed by this Committee.

1. Membership: Seven elected members.

1.1. Invited officers relevant to planning and economic development, who will have no voting rights.

1.2. No business may be transacted at a meeting unless at least 50% of the whole number of members of the Committee, rounded up, are present.

1.3. Substitution of Members - Substitutes should be nominated by the Member of the Committee planning to be absent and notified to the Proper Officer in writing by 3pm on the day of the meeting.

2. Delegated Business: The Committee has delegated authority to deal with the following matters on an ongoing basis or to conclusion:

Planning

2.1 At meetings to consider all planning applications sent for consultation by Wiltshire Council.

2.2 To comment on behalf of the Town Council on planning applications having due regard to Town Council policy.

2.3 To delegate the power to the Town Clerk in discussion with the Town Mayor or Deputy Town Mayor, to make recommendations to Wiltshire Council on minor revisions

to applications for which there is insufficient time to call a planning committee meeting. The exercise of this power should be consistent with established practice and policy of the committee, where defined, and shall be reported to the next planning committee meeting.

2.4 To deal with requests for street naming.

2.5 To deal with consultation requests for street trading licences.

- 2.6 To deal with any matters pertaining to the Licensing Act 2003.
- 2.7 To refer all highway Issues through the relevant portal for the Local Highways and Footpaths Improvement Group (LHFIG).
- 2.8 To develop and manage all Emergency Plans.
- 2.9 To deal with Rights of Way, Bridle Ways, and Footpath matters.
- 2.10 To prepare draft comments for any consultations received by the Council.
- 2.11 To engage in pre-application consultations with developers.
- 2.12 To manage equipment within the area of its responsibilities and not under the control of any other committee.
- 2.13 To receive petitions and deputations from the public or any organisation.

Economic Development

- 2.14 To be responsible for recommending to Council key decisions and actions required in relation to the economic development of the town.
- 2.15 Approving and overseeing the delivery of any relevant service strategies which affect:
 - economic development;
 - investment in the town centre;
 - to oversee and implement the Town Centre Master Plan;
 - the establishment of external partnerships where they are relevant to the economic development of the town.
- 2.16 Approving and monitoring funding sources and mechanisms to assist with various initiatives, projects and actions within the remit of economic development.

Budget

- 2.17 To prepare, scrutinise and monitor the budget for the committee.
- 2.18 To approve expenditure within budget and to refer any requests for expenditure over budget to Full Council.
- 2.19 To approve expenditure within Ear Marked Reserves available to relevant projects for this committee.

3. Referred Business: To consider and make recommendations to the Town Council on the following matters:

- 3.1 Any other matters referred to the Committee by the Town Council.
- 3.2 All planning applications of a major strategic nature.
- 3.3 Consultations on any strategic plans produced by the Principal Authority, Wiltshire Council, such as Boundary Reviews, Local Development Framework, Local Plans or any such documents relevant to the town.
- 3.4 Budget estimates, to be prepared no later than October each year and submitted to the Finance, Administration and Performance Committee.

AGENDA

Economic Development & Planning

1. Apologies. 19.00 – 19.01

To receive and consider acceptance for apologies and absences

(Local Government Act, 1972 s.85)

2. Declaration of interests. 19.01 – 19.02

To declare an interest relating to the business of the meeting.

(Melksham Town Council Code of Conduct)

3. Minutes 19.02 – 19.05

To receive the minutes of the previous meeting on Tuesday 2nd September 2025

(Local Government Act 1972, s. 12)

4. Public participation 19.05 – 19.25

To allow public participation, 3 minutes per person, 20 minutes allocation.

(Local Government Act 1972, s. 12)

5. Planning Considerations

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 19.25 – 19.40

6.1 PL/2025/06820

[PL/2025/06820](#) - Householder Application

Address: 14 Philip Close, Melksham, SN12 7A

Proposal: Proposed Single Storey Side Extension

Respond By: 25 September 2025

6.2 PL/2025/06939

[PL/2025/06939](#) - Householder planning permission

Site Location: 4 Foxglove Close, Melksham, SN12 6FS

Proposal: Single storey rear extension

Respond By: 1 October 2025

6.3 PL/2025/06749

[PL/2025/06749](#) - Outline planning permission: Some matters reserved

Site Location: Land North of Bath Road (A365), Melksham

Proposal: Outline planning application (with all matters except access reserved) for mixed use development comprising residential (up to 205 dwellings), land reserved for expansion of secondary school, public open space, landscaping and associated engineering works

Respond By: 3 October 2025

6.4 PL/2025/07044

[PL/2025/07044](#) - Full planning permission

Site Address: Former Countrywide Site, Bradford Road, Melksham

Proposal: The construction of a new discount foodstore, car parking, access and landscaping on land at Bradford Road, Melksham

Respond By: 10th October 2025

7. Planning Decisions

19.40 – 19.40

7.1 PL/2025/04473

[PL/2025/04473](#) - Householder Application

Address: 12A Lambourne Crescent, Melksham, Wilts, SN12 7NE

Proposal: Proposed Single Storey Rear Extension and Alterations

Decision Date: 29 August 2025

Decision: Approved with conditions

MTC Decision: No objection

7.2 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.

Decision Date: 02 September 2025

Decision: Approve with Conditions

MTC Decision: Decision made on day of meeting but would not have objected.

8. Application for a premises licence to be granted 19.40 -20.00

For comment by 6th October 2025.

9. Wayfinding Signs 20.00 – 20.20

To make recommendations to Wiltshire Council on new or upgraded Wayfinding Signs.

Deferred from meeting of 2nd September 2025.

[Link to recording](#) (go to the 25 minute mark)

10. Parish Steward 20.20 -20.30

To note work done in September

To consider jobs to request the Parish Steward undertake.