

Melksham Town Council

Minutes of the Economic Development & Planning Committee

on Tuesday 23rd September 2025

PRESENT: Councillor S Rabey Chair
Councillor R Cleary Vice Chair
Councillor P Alford
Councillor P Aves
Councillor J Crossley
Councillor G Elson
Councillor A Griffin

IN ATTENDANCE

OFFICERS Andrew Meacham Committee Clerk

PUBLIC 6 members of the public were present

124/25 Apologies

Apologies were received from Councillor C Stokes, whom was subbed by Councillor J Crossley

125/25 Declaration of Interest

Councillor Griffin declared an interest as a member of Wiltshire Council Planning Committee.

126/25 Minutes

The minutes of 2nd September 2025, having been previously circulated, were approved as a correct record and signed by the Chair Councillor Rabey.

127/25 Application for a Premises Licence

This item was advanced up the agenda. The Chair Councillor Rabey introduced the item.

Standing Orders were suspended.

Members of the public expressed concerns about the noise and the potential for trouble mixing alcohol with large numbers of people in the Town Centre.

The chair thanked those who had taken the time to attend and suggested they also register their concerns with Wiltshire Council and report any anti-social behaviour to Wiltshire Police.

Councillors discussed the application. It was suggested that the event security be asked to monitor attendees as they moved through the town centre. The committee were concerned about the suitability of the site for the event on safety grounds. The site was partially

demolished, close to the river and the event would be held late in the year when darkness fell early. It was felt that the Rugby Club would be a more suitable location as an event had already been held and safety measures tested.

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

UNANIMOUSLY RESOLVED to object to the object to the granting of a licence as the site was not a suitable and safe place for the event and that the Rugby Club would be a better location.

128/25 PL/2025/06820

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

UNANIMOUSLY RESOLVED not to object to the application.

129/25 PL/2025/06939

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

UNANIMOUSLY RESOLVED not to object to the application.

130/25 PL/2025/06749

Councillor Rabey advised that she and Councillor Alford attended Melksham Without Parish Council meeting when this application was discussed.

The following concerns were raised:-

- There was only one access point for a development of 205 dwellings
- A roundabout access would be preferable.
- The Joint Melksham Neighbourhood Plan requires 40% affordable housing. The plan only has 30%.
- A pedestrian access to Melksham Oak School is an absolute requirement
- The land earmarked for Melksham Oak School expansion needs to be secured for 20 years rather than 10 years.

It was noted that the site was allocated and could accommodate the proposed increase in number of dwellings and would contribute to local building quotas.

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

UNANIMOUSLY RESOLVED not to object, to strongly support the position of Melksham Without Parish Council and flag the above concerns to Wiltshire Council.

131/25 PL/2025/07044

It was noted that this was a formally developed brownfield site and the development would provide a larger shop with Ev Charging. The committee had no issue with the shop itself but had great concern about flooding and flood mitigation plan as the area is prone to rapid

flooding. It was noted that Melksham generally had suffered badly from flooding in the last year. It was suggested that it might be possible to raise the level of the road.

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

UNANIMOUSLY RESOLVED not to object but to flag concerns about flooding and ask for investigations into raising the road or other possible solutions.

132/25 PL/2025/04473

The decision was noted.

133/25 PL/2025/06322

The decision was noted.

134/25 Wayfinding Signs

Members discussed options on routes, inclusivity and type of sign. It was felt that the project could be extended in the future to be funded by Melksham Town Council and sponsorship.

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

UNANIMOUSLY RESOLVED to suggest signs for a walking route of the Market Place, Campus, Cemetery, Nature Reserve, Town Bridge, KGV, Lowbourne, Primrose and on to Melksham East. If possible, split off along Riverside Walk and over bridge to Riverside.

135/25 Parish Steward

Triangle of grass bounded by A350 and A365 looking untidy. It was noted that this might be outside the Parish Steward's remit because of its location between two busy roads but the committee clerk would ask.

136/25 PL/2025/10345

There was some discussion on this but no decision could be made as it was not an agenda item.

Meeting closed at: 20:31

Signed

Dated