2025

MELKSHAM
TOWN COUNCIL

Economic Development & Planning Agenda

Tuesday 4th November 2025

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

01225 704187
towncouncil@melksham-tc.gov.uk
www.melksham-tc.gov.uk

MELKSHAM TOWN COUNCIL

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

CEO Miss Hayley Bell, Assoc CIPD, CertHE, FSLCC

01225 704187
towncouncil@melksham-tc.gov.uk

28th October 2025

Dear Councillors S Rabey, R Cleary, P Alford, P Aves, G Elson, A Griffin and C Stokes,

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 4th November 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/vfs689wb . 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

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

Tuesday 4th November 2025

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

(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 **19.25 – 19.30**

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

6.1 PL/2025/07875

PL/2025/07875 - Householder planning permission
Address: 31 Methuen Avenue, Melksham, SN12 7AJ
Proposal: Front and rear ground floor extensions
Respond By: 5 November 2025

7. Planning Decisions 19.30 – 19.35

7.1 PL/2025/06407

PL/2025/06407 - Listed building consent (Alt/Ext)
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
Decision Date: 6 October 2025
Decision: Approve with Conditions
MTC Decision: No objection

7.2 PL/2025/06939

PL/2025/06939 - Householder planning permission
Address: 4 Foxglove Close, Melksham, SN12 6FS
Proposal: Single storey rear extension
Decision Date: 20 October 2025
Decision: Approve with Conditions
MTC Decision: No objection

8. Appeals 19.35 -19.45

To note and comment if desired.

8.1 PL/2024/07097

Land south of Snarlton Lane.

Melksham Town Council noted the application but made no comment.

8.2 PL/2024/10674

Land off Woodrow Road.

Melksham Town Council objected. Full response available here

Link to MTC comments

8.3 PL/2025/05097

1 Philip Close, Melksham

Melksham Town Council had concerns over the small size of the property and meeting minimum space standards, lack of EV Charging facilities, lack of parking, lack of lighting to the property and lack of information on heating source

9. Temporary Road Closure **19.45 – 19.45**

9.1 Temporary Closure of A3102 (Part), Melksham (Ref TTRO 10876)

10. Lime Down Solar Project **19.45 – 19.55**

To note that the application has been accepted for examination.

Documents can be found via this link.

National Infrastructure Projects - Lime Down Solar Project

11. Parish Steward **19.55 – 20.00**

To consider jobs for the Parish Steward.

Next due in Melksham 11th-13th November 2025.

Melksham Town Council

Minutes of the Economic Development & Planning Committee

on Tuesday 14th October 2025

PRESENT:	Councillor S Rabey	(Chair)
	Councillor P Alford	
	Councillor P Aves	
	Councillor G Elson	
	Councillor A Griffin	
	Councillor C Stokes	
IN ATTENDANCE	Councillor A Westbrook	
	Councillor J Westbrook	
OFFICERS	Andrew Meacham	

Teresa Strange (Clerk), Councillor D Pafford and Councillor M Harris were present from Melksham Without Parish Council.

No members of the public or press were present.

137/25 Apologies

There were no apologies.

138/25 Declaration of Interest

There were no declarations of interest.

139/25 Public Participation

There was no public participation.

140/25 Minutes

The minutes of 23rd September 2025, having been previously circulated, were approved as a correct record and signed by the Chair Councillor Rabey.

DRAFT

141/25 Lowbourne Development

A presentation was given by Wiltshire Council, E.G. Carter and Rowbothams Architects.

Members asked questions and the following were confirmed.

- The development would not contact a commercial café in view of its proximity to town centre services.
- Units will be built to M4.2 accessability standard but can be adapted to M4.3.
- Decision not yet made on what the PV Panels would power or whether storage batteries would be used.
- Unable to confirm if local residents had been consulted about loss of parking spaces but it had been confirmed that permit holders could transfer to other carparks and cost would be held for 12 months.
- Units will be 100% affordable housing. 80% would be affordable rental and 20% would be shared ownership, up to 75% ownership.
- Development was in conservation area so trees would have same protection as Tree Protection Orders.
- As Wiltshire Council will be the owners they cannot sign up to a s106 agreement but can offer other enhancements to the area.
- 1 ev charging point per parking space, 7kw, pay as you go probably by App.
- Units would be available to the over 55's and younger people with additional needs. There would be no fixed limit for either groups. Will work in conjunction with Adult Social Care Team and applications will be made via Homes4Wiltshire
- A Management Company would not be used to manage the development.
- Planning application likely to be made by January and, if granted, development may be ready by this time next year.
- A public consultation was being held Monday 20th October at the Campus.

Councillor Aves suggested that many people who moved into such developments gave up their cars and there was likely to be spare capacity in the car park. Consideration should be given to a way of allowing local residents to use the spare capacity.

The Clerk to MWPC confirmed that trees were covered by the Joint Melksham Neighbourhood Plan and existing trees should be protected. She also drew attention to the Town Centre Masterplan and Design Guide.

142/25 PL/2024/10345

This item was advanced up the agenda.

The Clerk to MWPC spoke to the item.

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

UNANIMOUSLY RESOLVED

- to support the diversion of the Savernake Avenue to New Road footpath round Kites Far
- that the Blackmore Road/Church Lane/Sandridge Road double mini roundabout does not need converting into a staggered priority junction, noting that the double mini roundabout works well as it is.
- to support both recommendations put forward by the Melksham Transport Users Group.

143/25 PL/2025/07391

This item was advanced up the agenda.

Councillor Rabey advised on points of concern raised at Melksham Without Parish Council meeting and members raised some additional concerns.

- Construction traffic access should not be via Maitland Place. Should be via emergency access off Western Way.
- Construction traffic exiting should be left turn only so that it does not cross on-coming traffic.
- Percentage of affordable housing is 30%. Council would request 40%, in accordance with the Emerging Plan.
- Only 2 bungalows and a lot of 5 bedroom houses are proposed. The approved Joint Melksham Neighbourhood Plan requires that development have a balanced mix of 2,3 & 4 bedroom properties.
- A Teen Shelter was agreed to be located close to the MUGA. This is not showing on the plans.
- The adopted Melksham Neighbourhood Plan 2 Policy 13 (Biodiversity) states that development proposals should deliver at least a 10% improvement in biodiversity value within and where appropriate beyond the site.
- Working hours for noisy activities should be limited to 8.30am to 5pm Monday to Friday
- Affordable housing was supposed to be tenant blind and spread out over the development, not clustered together.
- Little consideration for visitor parking and most houses supplied with two parking spaces, regardless of the size of the house. This will lead to issues with people parking in inappropriate places.

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

UNANIMOUSLY RESOLVED to object to the application.

144/25 PL/2025/07423

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

RESOLVED to make no comment.

145/25 PL/2025/07083

Members felt landscaping was required to screen neighbouring properties from noise and to soften the visual effect from the highway. Members were concerned by the level of loss of trees and the lack of detail on mitigation planting/Tree Protection Plan and would prefer to see mitigation planting on site. Members wished to see and be able to approve this before commenting further on the application.

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

RESOLVED to object on the grounds above.

146/25 PL/2025/07413

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

UNANIMOUSLY RESOLVED not to object to the application.

147/25 PL/2025/05429

The decision was noted.

148/25 PL/2025/03269

The decision was noted.

149/25 PL/2025/6820

The decision was noted.

150/25 PL/202507169

Councillor Rabey gave some additional information.

The decision was noted.

DRAFT

151/25 Proposed application under section 116, Highways Act 1980

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

UNANIMOUSLY RESOLVED to consent.

152/25 Temporary Road Closure, New road Bromham

The closure was noted.

153/25 Parish Steward

There were no requests beyond the usual.

154/25 Road Signage

The item was noted.

155/25 Licensing Application

The withdrawal of the application was noted.

156/25 Public Telephone Box

Noted.

Meeting closed at: 20:45

Signed …….. Dated ……

DRAFT

09 October 2025

Development Services
Wiltshire Council
Tel: 0300 456 0114
www.wiltshire.gov.uk
PlanningAppeals@wiltshire.gov.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME:	Catesby Estates Promotions Limited
APPEAL SITE:	Land South of Snarlton Farm, Snarlton Lane, Melksham, SN12 7QP
PLANNING APPLICATION REF:	PL/2024/07097
PROPOSED DEVELOPMENT:	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)
INSPECTORATE REFERENCE:	APP/Y3940/W/25/3373278
APPEAL START DATE:	09 October 2025

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site.

The appeal is to be decided on the basis of Inquiry procedure as set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

Documents relating to the appeal(s) can be viewed on the Council website by searching the application reference at https://development.wiltshire.gov.uk/pr/s/

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see https://acp.planninginspectorate.gov.uk. If you do not have access to the internet, you can send your comments to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate reference. Comments should be received by **13 November 2025.**

The Inspectorate may publish details of your comments, on the internet (on the appeals area of the planning portal). Your comments may include your name, address, email address or phone number, please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Any representations received after the deadline will not normally be seen by the Inspector and will be returned. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

Any comments you may have already made following the original application will also be forwarded to the Inspectorate (unless they are expressly confidential) but you may withdraw, modify or amplify them now if you wish. All comments received will be copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others. You can find guidance at the following link: https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application.

If, having read the above guidance, you wish to apply for Rule 6 status it is essential that you contact the Planning Inspectorate immediately.

If you wish to receive a copy of the appeal Decision Letter, you should write to the Planning Inspectorate specifically requesting one. The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal.

Finally, you can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal.

When made, the decision will be published online at https://acp.planninginspectorate.gov.uk.

Yours faithfully,
Head of Development Management

15 October 2025

Development Services
Wiltshire Council
Tel: 0300 456 0114
www.wiltshire.gov.uk
PlanningAppeals@wiltshire.gov.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME:	Woddeton Park Ltd.
APPEAL SITE:	Land off Woodrow Road, Woodrow Road, Melksham, SN12 7AY
PLANNING APPLICATION REF:	PL/2024/10674
PROPOSED DEVELOPMENT:	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.
INSPECTORATE REFERENCE:	APP/Y3940/W/25/3374421
APPEAL START DATE:	15 October 2025

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site.

The appeal is to be decided on the basis of Inquiry procedure as set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

Documents relating to the appeal(s) can be viewed on the Council website by searching the application reference at https://development.wiltshire.gov.uk/pr/s/

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see https://acp.planninginspectorate.gov.uk. If you do not have access to the internet, you can send your comments to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate reference. Comments should be received by **19 November 2025.**

The Inspectorate may publish details of your comments, on the internet (on the appeals area of the planning portal). Your comments may include your name, address, email address or phone number, please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Any representations received after the deadline will not normally be seen by the Inspector and will be returned. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

Any comments you may have already made following the original application will also be forwarded to the Inspectorate (unless they are expressly confidential) but you may withdraw, modify or amplify them now if you wish. All comments received will be copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others. You can find guidance at the following link: https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application.

If, having read the above guidance, you wish to apply for Rule 6 status it is essential that you contact the Planning Inspectorate immediately.

If you wish to receive a copy of the appeal Decision Letter, you should write to the Planning Inspectorate specifically requesting one. The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal.

Finally, you can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal.

When made, the decision will be published online at https://acp.planninginspectorate.gov.uk.

Yours faithfully,
Head of Development Management

Wiltshire Council

20 October 2025

Development Services
Wiltshire Council
Tel: 0300 456 0114
www.wiltshire.gov.uk
PlanningAppeals@wiltshire.gov.uk

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME:	[redacted]
APPEAL SITE:	1 Philip Close, Melksham, SN12 7AP
PLANNING APPLICATION REF:	PL/2025/05097
PROPOSED DEVELOPMENT:	Proposed 1 Bedroom Dwelling Adjacent No 1 Philip Close and Detached Garage to 1 Philip Close
INSPECTORATE REFERENCE:	6001122
APPEAL START DATE:	20 October 2025

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site.

The appeal is Against a Non Determination in respect of the above site, and is to be decided on the basis of Written Representations procedure set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

Documents relating to the appeal(s) can be viewed on the Council website by searching the application reference at https://development.wiltshire.gov.uk/pr/s/

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see https://acp.planninginspectorate.gov.uk. Alternatively, you can send your comments to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate reference. Comments should be received by **24 November 2025.**

The Inspectorate may publish details of your comments, on the internet (on the appeals area of the planning portal). Your comments may include your name, address, email address or phone number, please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

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now if you wish. All comments received will be copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

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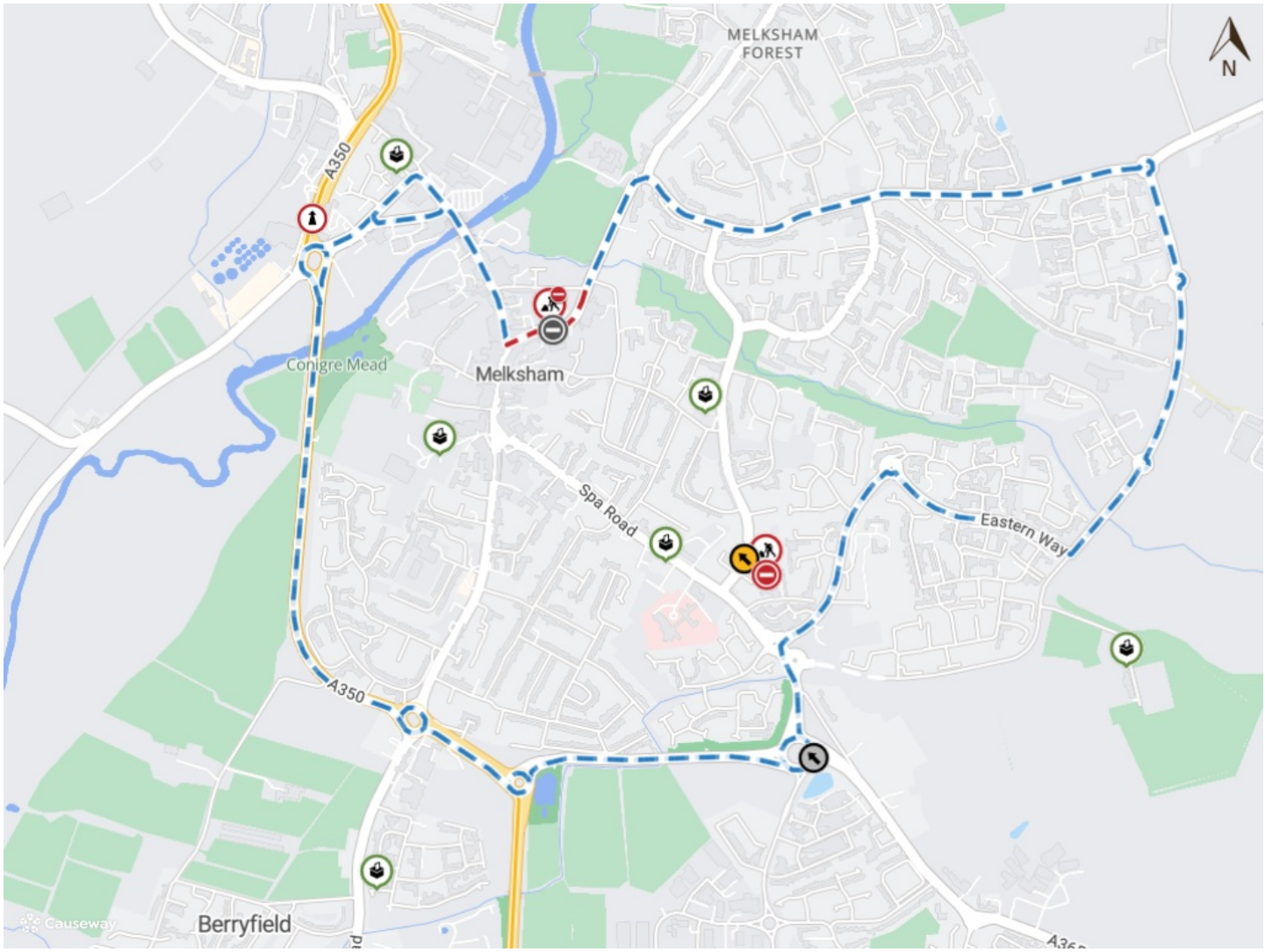
When made, the decision will be published online at https://acp.planninginspectorate.gov.uk.

Yours faithfully,
Head of Development Management

Indicative Plan : A3102 (Part), Melksham



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Wiltshire Council

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

Temporary Closure of: A3102 (Part), Melksham (Ref: TTRO 10876)

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

A3102 (Part), Melksham; from its junction with C381 to its junction with Union Street.

To enable: Wiltshire Council to carry out texture blasting of road surface and associated works.

Alternative route: via A3102 (unaffected length) – C502 – C382 – A365 – A350 – A3102 (unaffected length) and vice versa.

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

This Order will come into operation on 10 December 2025 and the closure will be required between the hours of 19:00 and 23:59 until 16 December 2025, no weekend working. 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 Textureblast on behalf of Wiltshire Council on 07824602743.

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

05 December 2025