

**Melksham Town Council**

**Minutes of the Economic Development & Planning Committee**

**on Tuesday 16<sup>th</sup> December 2025**

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

OFFICERS Hayley Bell CEO/Town Clerk  
Ian Cunningham Community Officer

PUBLIC Two members of the public were present and a member of the public was present virtually.

**199/25 Apologies**

Apologies were received from Councillor Elson, who was subbed by Councillor A Westbrook, and Councillor Stokes, who was subbed by Councillor Crossley.

**200/25 Declaration of Interest**

There were no declarations of interest.

**201/25 Minutes**

The minutes of 25th November 2025, having been previously circulated, were approved as a correct record and signed by the Chair Councillor Rabey.

**202/25 Public Participation**

There was no public participation. Councillor Alford took the opportunity to advise members of a Wiltshire Council decision that going forward all s106 agreement properties were going to be social rent rather than “affordable rent”. An explanation of how the system works was given and there was some discussion.

**203/25 PL/2025/09135**

It was confirmed that no concerns had been raised with councillors.

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

**UNANIMOUSLY RESOLVED** not to object to the application.

**204/25**

**PL/2024/10345**

Members discussed the application in detail and had various concerns.

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

**UNANIMOUSLY RESOLVED** not to support the application and to make the following submission to Wiltshire Council..

**Highways/Existing road network.**

It is noted that Highways comments are unchanged.

Melksham Town Council feel that New Road is unsuitable for the additional traffic that would arise from the development and there would be a knock-on effect towards, and in, Lacock.

It is noted that the roundabout has been adjusted for easier bus access but there is no through bus route. The proposal for an entrance further down the A3102 has been dropped and there is now only one entry/exit point with a circular bus route around the development.

**Pedestrian routes/Safe routes to schools.**

A pedestrian exit from development is provided for but there is no footpath continuing down the road. Pedestrians will have to cross the road to continue journey to schools, Melksham East facilities and towards town.

The size of the proposed development gives an estimated 150 school children. Stretches of the main road have a 40mph speed limit with only an Island crossing which is insufficient for the estimated number of school children.

Plan aligns crossing with MELK 103 footpath which is overgrown and there is a proposal to extinguish.

The two closest schools are difficult to access via car and therefore good footpath network and cycle routes will be essential.

**Parking.**

It is noted that the proposal meets the required allocation of parking spaces. However, proposed garage dimensions are not big enough to be suitable for off road parking.

**Flooding**

Flooding is already an issue in this area and the proposals will do nothing to alleviate this. Indeed, the development will aggravate the problem.

**205/25            PL/2025/09205**

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

**UNANIMOUSLY RESOLVED** not to support the application and to make the following submission to Wiltshire Council.

This area is not part of the main Avon site. It was a car park that was never used for storage.

Lights and CCTV to the site are powered by a cable over a fence into the garage of an adjoining property and connected to the domestic power supply.

The surrounding area has been allocated in the Joint Melksham Neighbourhood Plan for housing. This site would be out of keeping with surrounding residential areas.

The proposed 24/7 access to the site would be unreasonable since the only access is down Scotland Road, a residential area. It is acknowledged that it has historically been used for access by Cooper Avon. However, this has not been for some years and there are many more cars in Scotland Road. Only two properties in Scotland Road have off-road parking.

It is noted that the application has been called in by Councillor Alford.

If the application is ultimately approved Melksham Town Council asks that conditions be imposed for improvements and enhancements to the area. These include, but may not be limited to, new fencing, landscaping/planting, new bins and pavement improvements. Additional to any enhancements, 24/7 opening times/access should be refused and opening time/access restrictions imposed for the benefit of local residents.

**206/25            PL/2025/09165**

It was proposed by Councillor Aves, seconded by Councillor A Westbrook and

**UNANIMOUSLY RESOLVED** not to object to the application.

**207/25            PL/2025/09349**

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

**UNANIMOUSLY RESOLVED** not to object to the application.

**208/25            PL/2025/09137**

It was proposed by Councillor Griffin, seconded by Councillor A Westbrook and

**UNANIMOUSLY RESOLVED** not to object to the application.

**209/25            PL/2025/07083**

No comment was made, the application having been previously considered. Previous comments stood.

**210/25 PL/2025/07797**

The decision was noted.

**211/25 PL/2025/09018**

The decision was noted.

**212/25 PL/2025/08633**

The decision was noted.

**213/25 PL/2025/08485**

The decision was noted.

**214/25 Temporary Road Close**

The item was noted.

**215/25 Sainsbury's Car Park**

Councillor A Westbrook spoke to the item.

Standing Orders were suspended to allow a member of the public to speak.

No vote was taken but the mood of the meeting was in favour of officers opening a dialogue with Sainsbury's.

**216/25 Proposed Extinguishment of Footpath MELK103**

The issue was discussed. The Chair sought clarification from Councillor Alford and Councillor Griffin on how the issue would be dealt with by Wiltshire Council. It was agreed that Councillor Alford and Councillor Griffin would investigate and report back.

**217/25 Parish Steward**

It was noted that the Parish Steward programme had been temporarily suspended to allow redirection of manpower to potholes. A return of the service was anticipated by Spring.

Councillor Alford asked if he could raise a couple of "any other business" matters.

Aldi Development – New comments from Flooding Engineer, Highways and The Environment Agency.

Layby opposite to McDonalds – Used by residents for parking. Parking Officers have recently been enforcing the two hour waiting limit. Suggest a request to LHFIG to remove limit and designate as residents parking only.

Meeting closed at: 20:15 Signed ..... Dated .....