

**Melksham Town Council**

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

**On Tuesday 17<sup>th</sup> March 2026**

<b>PRESENT</b>	Councillor S Rabey	Chair
	Councillor R Cleary	Vice Chair
	Councillor P Alford	
	Councillor P Aves	
	Councillor G Elson	
	Councillor A Griffin	
	Councillor C Stokes	

**IN ATTENDANCE** Councillor J Oatley

**OFFICERS** Andrew Meacham Committee Clerk

PUBLIC 13 members of the public were present and 1 member of the public was present virtually

**242/25 Apologies**

There were no apologies, all members being present.

**243/25 Declaration of Interest**

Councillor Griffin declared an interest in items 7.4 & 7.5 as the applicant.

**244/25 Minutes**

The minutes of 24<sup>th</sup> February 2026, having been previously circulated, were approved as a correct record and signed by the Chair Councillor Rabey.

**245/25 Public Participation**

Resident 1

Owner of 12 High Street. Objects to applications under agenda items 7.4 & 7.5. Comments have been submitted to Wiltshire Council. Proposal to install gates across shared accessway which is sole pedestrian and vehicle access to flats at 12 High Street, a garage block and rear access of a commercial premises. 12 High Street benefits from a registered title for pedestrian and vehicle right of way over the driveway at all reasonable times, which the applicants are seeking to restrict with lockable gates. These applications fail to demonstrate how reliable, unimpeded access will be maintained for residents, emergency services, deliveries and refuse collection and provides no fire safety or emergency access details. Please vote to object to the applications.

### Resident 2

The access is already constrained in practice by the obstruction of the accessway. The introduction of gates would materially increase the risk of obstruction and delay. The applicant's own premises is already secured behind a compound style structure, which suggests the proposal is less about security and more about extending control over a shared access that others have a legal right to use. This concern is reinforced by previous comments from the applicants, suggesting that a tunnel should be built for tenants to access their flats, indicating a clear intention to restrict or displace established access rights.

The chair asked for clarification on comments about a tunnel. No such comments had been made in the council chamber and could therefore not be considered by the committee.

### Resident 3

The proposal also involves physical intervention into a listed buildings fabric without clear and convincing justification or demonstrated public benefit, contrary to statutory duties and national policy. Although the design has been amended the gate does not enhance the setting as it includes an overhead crossbar that looks ugly.

### Residents 4,5,6 & 7

Residents in flats at 12 High Street. Concerned that they will not be able to access their residents, especially at night and difficulties it will cause with refuse bins and post.

### Resident 8

Resides in Webbs Close. Exiting from Webbs Close is dangerous due to restricted visibility caused by vehicles parked in Union Street. Is there anything Melksham Town Council can do. The chair suggested the resident speak to Councillor J Westbrook who has submitted LHFIF requests regarding Union Street parking.

### Resident 9

On behalf of Melksham Transport User Group on agenda item 9.2

At a previous meeting the Town Council agreed to the request of MTUG to work in conjunction with Wiltshire Council to repaint and bolden the walkway route to the railway station, which is part of designated walking and cycling route MC01 in the Local Cycling and Walking Infrastructure Plan.

Wiltshire Council have declined because they tell us the road is not a highway, and suggested we ask Network Rail.

Network Rail have declined because they don't own the approach road – it is owned by Wiltshire Council and they suggest we ask them.

A member of MTUG suggested we go out and paint the route ourselves in white with red crosses on it, to see who comes along and removes what they believe to be a political statement.

Having had our request for LHFIG turned down, who does the Town Council suggest we ask to get this issue resolved.

The chair confirmed MTC had been advised that strategic land owned by Wiltshire Council generally comes under the remit of the facilities Management Team and an email contact would be supplied.

#### Resident 10

On behalf of Wilts & Berks Canel Trust. Spoke at last meeting about entering into a memorandum of understanding. Have the council heard from the Trust? The committee clerk felt there may be an item on the next full council meeting. Subsequently confirmed that it was.

Item 7.6, wished to advise on the Melksham Without Parish Council Planning Meeting. The Chair confirmed that the committee had the minutes of that meeting.

#### **246/25 Proposed Lidl Development**

This item was deferred to the next meeting as the representatives of Lidl were unable to attend. The chair spoke to a presentation made to Melksham Without Parish Council that she and Councillor Stokes had attended.

#### **247/25 PL/2026/01036**

The item was noted.

#### **248/25 PL/2026/01088**

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

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

#### **249/25 PL/2026/07044**

Members noted that work had been done on flooding issues but previous concerns had not been addressed. Members were concerned about Emergency Access and suggested that there be in-store information about exits routes in the event of flooding.

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

**UNANIMOUSLY RESOLVED** to comment that the development is welcomed but previous comments stand and the comments of Highways are supported.

**250/25 PL/2025/09766 & PL/2025/09634**

Councillor Griffin left the chamber during these items and took no part in the discussion or vote.

Public participation and the advice of the planning officer were acknowledged. It was noted that that the application would be decided by a planning meeting. There was discussion on the impact on the character of a conservation area. It was noted that access was not a material planning consideration.

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

**UNANIMOUSLY RESOLVED** to comment on concerns over the impact of the gates on a conservation area and the question of access.

**251/25 PL/2025/07391**

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

**UNANIMOUSLY RESOLVED** to support the comments of Melksham Without Parish Council.

**252/25 PL/2026/01530**

The application was noted but no comment made.

**253/25 PL/2025/09561**

The decision was noted.

**254/25 PL/2025/08141**

The decision was noted.

**255/25 PL/2026/00500**

The decision was noted.

**256/25 PL/2026/00501**

The decision was noted.

**257/25 LHFIG – Funding**

The issue was discussed. Councillor Griffin outlined the situation as he understood it.

**258/25 LHFIG – Station Road**

The response of Wiltshire Council was noted. There was discussion on what other assistance Melksham Town Council could provide. Councillor Alford and Councillor Griffin agreed to speak to the relevant Portfolio Holders.

**259/25 LHFIG – Union Street Parking Survey**

This item was deferred to the next meeting so that Councillor Westbrook could have the chance to attend.

**260/25 Emergency Resilience Funding**

Councillor Alford spoke to the item. It was agreed that there would be some investigation into the provision of grit bins, sand bags etc.

**261/25 Premises Licence**

Members noted the timely submission of licence and planning applications and the positive feedback to last years event.

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

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

**262/25 Eastern Way**

The response was noted. There was discussion of installing street name posts but it was also noted that there were no properties facing the stretch of road. The possibility of requesting a renaming of the bus stop was mentioned.

**263/25 Temporary Road Closure – Dunch Lane**

The item was noted.

**264/25 Lime Down**

The item was noted.

**265/25 Parish Steward**

There were no requests, it being noted that the Parish Steward was still allocated to pot-hole work.

The response from Wiltshire Council on funding was noted.

Meeting closed at: 20:30

Signed .....

Dated .....