



2026

MELKSHAM TOWN COUNCIL



Planning Agenda

Tuesday 19 May 2026



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,
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Wiltshire
SN12 6ES

CEO Miss Hayley Bell, Assoc CIPD, CertHE, FSLCC

01225 704187

towncouncil@melksham-tc.gov.uk

Tuesday 12 May 2026

Dear Councillors S Rabey, P Alford, P Aves, R Cleary, A Griffin, J Oatley 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 the Planning Committee of Melksham Town Council for the transaction of the business shown on the agenda below.

Tuesday 19 May **2026**, to be held at 19.00 in the Council Chamber, Melksham Town Hall, Market Place, Melksham, SN12 7ES.

The quorum for 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/4e65b2wu> . 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

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

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 approve the minutes of the previous meeting 28 April 2026

(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

To comment on the following planning applications

6.1 PL/2026/02791

PL/2026/02791 - Prior approval Part 1 Class A.1(ea): Larger home extension

Address: 1 Fieldfare Way, Melksham, SN12 7GD

Proposal: Single storey rear extension to dwelling. measuring approximately (w) 4.6m, (d) 3.2m, (height eaves) 2.3m and (height to ridge) 3.4m materials to match existing.

Respond By: 25 May 2026



6.2 PL/2026/02170

[PL/2026/02170](#) - Removal/variation of conditions

Address: Land at Long Leaze Lane, Long Leaze Lane, Melksham, SN12 6QJ

Proposal: Vary Conditions 2,4,5,7,8,10,12,14 and 15 on PL/2023/06725 - Construction of elderly care home (Use Class C2) with associated access works, landscaping and drainage. Improvements to site access and Longleaze Lane/Snowberry Lane junction.

Respond By: 5 June 2026

6.3 PL/2026/02458

[PL/2026/02458](#) - Full planning permission

Address: Land East of Eastern Way, Melksham

Proposal: Full application for the construction of a new food store (Class E) with associated parking, landscaping, drainage and servicing. The proposed development incorporates:

- A single storey building with a total floor space of 2184m2 (GIA) including a net sales area of 1529m2.
- 132 car parking spaces including 6 disabled bays, 9 parent and child spaces and 2 electric vehicle charging spaces.
- Comprehensive landscaping scheme.
- SUDS drainage scheme.

Respond By: 5 June 2026

6.4 PL/2026/01809

[PL/2026/01809](#) - Full planning permission

Address: Melksham Football and Rugby Club, Eastern Way, Melksham, SN12 7GU

Proposal: To enable the area of land known as Melksham Rugby and Football clubs, to hold Music Events and festivals.

Respond By: 5 June 2026

6.5 PL/2026/02468

[PL/2026/02468](#) - Full planning permission

Address: Annexe, 350 Snarlton Lane, Melksham, SN12 7QP

Proposal: Change of use of the annex to let

Respond By: 2 June 2026



6.6 PL/2026/02664

[PL/2026/02664](#) - Householder planning permission

Address: 19 Longford Road, Melksham, SN12 6DH

Proposal: Removal of Boundary Hedging and dwarf masonry walling. New 1800mm high Treated Timber Close Boarded Fencing with Trellis Top Panels.

Respond By: 3 June 2026

6.7 PL/2026/01555

[PL/2026/01555](#) - Approval of reserved matters

Address: Land at Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

Proposal: A reserved matters application (appearance, layout, scale and landscaping) for 229 dwellings and associated infrastructure – Reserved Matters pursuant to Outline permission PL/2023/11188

Respond By: 15 May 2026 (extension requested)

6.8 PL/2025/07391

[PL/2025/07391](#) - Approval of reserved matters

Address: Land South of Western Way, Melksham, Wiltshire

Proposal: Reserved Matters (appearance, landscaping, layout and scale) for 210 residential dwellings (Use Class C3), along with associated open space, landscaping, and parking, pursuant to Condition 2 of Outline Planning Permission ref. PL/2022/08504.

Respond By: 15 May 2026 (extension requested)

7. Planning Decisions

To note the following planning decisions

7.1 PL/2025/09766

[PL/2025/09766](#) - Householder planning permission

Address: Old Stable House, 12A High Street, Melksham, SN12 6JU

Proposal: Erection of pair of hinged steel gates across private driveway by attachment to wall of adjacent / neighbouring building

Decision Date: 23 April 2026

Decision: Approve with Conditions

MTC Decision 24 February: Object, subject to clarification

MTC Decision 17 March: Comment, concerns on conservation area and neighbours access

7.2 PL/2025/09634

[PL/2025/09634](#) - Listed building consent (Alt/Ext)

Address: Old Stable House, 12A High Street, Melksham, SN12 6JU

Proposal: Erection of pair of hinged steel gates across private driveway by attachment to wall of adjacent / neighbouring building

Decision Date: 23 April 2026

Decision: Approve with Conditions

MTC Decision 24 February: Agree with comments of Conservation Officer and request design changes

MTC Decision 17 March: As 7.1

7.3 PL/2025/09165

[PL/2025/09165](#) - Full planning permission

Address: 2 Queensway, Melksham, SN12 7JY

Proposal: Resubmission of planning permission PL/2021/10256 for removal of no.1 unallocated lay-by parking space and creation of no.2 off street parking spaces and associated works including relocation of street furniture and turning head with alterations to the previously approved boundary fencing and the installation of entrance gate (part retrospective).

Decision Date: 27 April 2026

Decision: Approve with Conditions

MTC Decision: No objection

7.4 PL/2026/01033

[PL/2026/01033](#) - Consent to display an advertisement

Address: Avonside Enterprise Park, New Broughton Road, Melksham, SN12 8AD

Proposal: Site-wide installation of various signage for wayfinding and commercial purposes

Decision Date: 29 April 2026

Decision: Approve with Conditions

MTC Decision: On the understanding that existing businesses would not be affected and would continue to trade, the proposals would be of benefit to the development of the area and align with the Town Centre Masterplan.



7.5 PL/2026/01034

[PL/2026/01034](#) - Full planning permission

Address: Avonside Enterprise Park, New Broughton Road, Melksham, SN12 8AD

Proposal: Change of use of units on first floor of Block D from Use Class Sui Generis to Use Class C3 (4 residential dwellings)

Decision Date: 29 April 2026

Decision: Approve with Conditions

MTC Decision: As 7.4

7.6 PL/2026/01035

[PL/2026/01035](#) - Full planning permission

Address: Avonside Enterprise Park, New Broughton Rd, Melksham , SN12 8AD

Proposal: Application for external alterations, part demolition of existing structures and hard and soft landscaping

Decision Date: 29 April 2026

Decision: Approve with Conditions

MTC Decision: As 7.4

7.7 PL/2026/01061

[PL/2026/01061](#) - Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses

Address: Avonside Enterprise Park, New Broughton Road, Melksham, SN12 8AD

Proposal: Application for prior approval under Class MA for the proposed change of use from Class E (commercial) to Class C3 (residential) to provide 17 units

Decision Date: 29 April 2026

Decision: Prior Approval Granted with Conditions

MTC Decision: As 7.4



7.8 PL/2022/06221

[PL/2022/06221](#) - Full planning permission

Address: Land at Upside, Melksham, Wilts

Proposal: Demolition of existing buildings and structures, retention of alloy repair centre and development of 112 dwellings, 675 sqm of flexible employment/commercial space (Use class E(g)ii, iii/B2/B8), formation of public open space, foot and cycle links and associated works.

Decision Date: 8 May 2026

Decision: Approve with Conditions

MTC Decision: Support, but concerns about pedestrian route and EC charging

7.9 PL/2025/07083

[PL/2025/07083](#) - Full planning permission

Address: Beanacre Road Service Station, 84 Beanacre Road, Melksham, SN12 8AU

Proposal: Removal of existing jet wash, and air & screen wash machines, erection of jet washes, and associated forecourt works.

Decision Date: 8 May 2026

Decision: Approve with Conditions

MTC Decision: Object, quoting JMNP Policy 13, Biodiversity

8. The Wiltshire Council Parish of Melksham Path No.103 Extinguishment and Definitive Map and Statement Modification Order 2026

To note communication from Wiltshire Council.

“Following consideration of the above-named order by members of Wiltshire Council’s Western Area Planning Committee at their meeting on the 22nd April 2026, they resolved to send the order for determination by The Planning Inspectorate on behalf of the Secretary of State, which a recommendation from Wiltshire Council the order is confirmed without modification.

The order will now be submitted to the Planning Inspectorate for determination. All responses submitted to the order will be sent with the order for determination. In due course The Planning Inspectorate will contact all parties who submitted a response to the order in relation to the determination of the order. It is likely this will be in approximately 12 months time.”



9. Lime Down

To note letter from the Planning Inspectorate.

10. Parish Steward

Parish Stewards will be back on scheduled visits from June. In Melksham 9th-11th and 15th.

