

Melksham Town Council

Minutes of the Planning Committee meeting

held at Melksham Town Hall on Tuesday 19 May 2026

PRESENT: Councillor S Rabey Chair
Councillor P Alford
Councillor P Aves
Councillor A Griffin
Councillor C Stokes

IN ATTENDANCE

OFFICERS Andrew Meacham Committee Clerk

PUBLIC one member of the public was present and one member of the public was present virtually

1/26 Apologies

Apologies were received from Councillor Cleary.

2/26 Declaration of Interest

There were no declarations of interest.

3/26 Vice Chair

Councillor Stokes was nominated.

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

UNANIMOUSLY RESOLVED to appoint Councillor Stokes as Vice chair of the committee.

4/26 Minutes

The minutes of 28 April 2026, having been previously circulated, were approved as a correct record and signed by the Chair Councillor Rabey.

5/26 Public Participation

There was no public participation.

6/26 PL/2026/02791

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

UNANIMOUSLY RESOLVED to respond that Melksham Town Council has no objection to the application.

7/26 PL/2026/02170

While resident's concerns were understood, the comments of the Highway's Department dated 12 May 2026 and Drainage dated 28 April 2026 were noted.

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

UNANIMOUSLY RESOLVED to record that Melksham Town Council has no comment.

8/26 PL/2026/02458

The Chair summarised comments of Melksham Without Parish Council.

It was agreed that there was no objection in principle but there were concerns about the design of the store and landscaping, in view of its location at the edge of town towards open countryside.

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

UNANIMOUSLY RESOLVED to respond that Melksham Town Council does not object to the principle of the development but supports the comments of Melksham Without Parish Council on road layout, turning, footpath, cycle ways, bus stop, real-time traffic info. Melksham Town Council objects on design, materials used and landscaping. Request that applicants

- refer back to Policy 20 of the Joint Melksham Neighbourhood Plan and the Wiltshire Design Guide to bring forward an application which is more in keeping in appearance with the local vernacular.
- Improve landscaping, with a greater number of mature trees and foliage to provide better screening. (Joint Melksham Neighbourhood Plan Policy 18)
- Elevations with materials that are sympathetic to the rural setting.

9/26 PL/2026/01809

Standing Orders were suspended to allow the applicant to speak.

Members noted that last years event drew positive feedback.

Standing Orders were re-instated.

Members were concerned that the application did not make it clear that this was for the one event only and were concerned that approval would allow structures to be erected at any time in the future without further application.

Standing Orders were suspended.

Councillor Harris advised that Melksham Without Parish Council were not unanimous but there was a majority in favour.

Standing Orders were re-instated.

It was agreed to put this item back to the next meeting and seek clarification on the above point.

10/26 PL/2026/02468

Councillor Alford declared a non-pecuniary interest in that he knew the applicant personally.

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

UNANIMOUSLY RESOLVED to record that Melksham Town Council has no objection to the application.

11/26 PL/2026/02664

Highways comments were noted.

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

UNANIMOUSLY RESOLVED to object to the application on the grounds of restricted visibility at the junction with Kenilworth Gardens and the access to 17a & b behind the property.

12/26 PL/2026/01555

The comments from Thrings Solicitors were noted.

Members were concerned about the affordable housing mix and the Housing Enabling Teams comments were noted.

Members felt there was insufficient parking allocation.

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

RESOLVED to respond that Melksham Town Council has the following concerns

- that the affordable housing mix is not compliant, as detailed by the Housing Enabling Teams comments and does not meet identified housing needs.
- Revised plans for sewerage if permission cannot be obtained for the current plan
- Parking is insufficient
- MTC request early engagement with the Parish Council regarding transfer of Play Areas and s106 negotiations.

13/26 PL/2025/07391

It was agreed to support the comments of Melksham Without Parish Council.

14/26 PL/2025/09766

The decision was noted.

15/26 PL/2025/09634

The decision was noted.

16/26 PL/2025/09165

The decision was noted.

17/26 PL/2026/01033

The decision was noted.

18/26 PL/2026/01034

The decision was noted.

19/26 PL/2026/01035

The decision was noted.

20/26 PL/2026/01061

The decision was noted.

21/26 PL/2026/06221

Councillor Alford gave an update.

The decision was noted.

22/26 PL/2025/07083

The decision was noted.

23/26 The Wiltshire Council Parish of Melksham Path No.103 Extinguishment and Definitive Map and Statement Modification Order 2026

The item was noted.

24/26 Lime Down

The letter was noted.

25/26 Parish Steward

Brambles on Town Bridge.

Meeting closed at 20:15

Signed

Dated