



Planning

Agenda for 23/06/26 @ 19:00

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Melksham
TOWN COUNCIL



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Tuesday 16 June 2026

Dear Councillors S Rabey, R Cleary, P Alford, P Aves, A Griffin, J Oatley and C Stokes

Ref: Planning Meeting, Tuesday 23 June 2026

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 23 June 2026, to be held at 19.00 in the Council Chamber, Melksham Town Hall, Market Place, Melksham, SN12 6ES.

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/n9nfx7ep> . 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 questions 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 Terms of Reference

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 and volunteers to enable events to be run, who have 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 been delegated 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 2 June 2026
(Local Government Act 1972, s. 12)
4. **Public participation** 19.05 – 19.25
To allow public participation, 3 minutes per person; 20-minute allocation.
(Local Government Act 1972, s. 12)
5. **Presentation on Proposed Development in Berryfields**
To receive a presentation from representatives of Bellway Homes.
6. **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).
7. **Planning Applications**
To comment on the following planning applications
 - 7.1 [PL/2026/03005](#) – Full planning permission

[Address:](#) Project SEMH, Station Approach, Melksham, SN12 8BN

[Proposal:](#) Change of use from Class E (offices) to a combined use of class E(offices) and F1 (Learning and Non- Residential Institutions)

[Respond by:](#) 24 June 2026



7.2 [PL/2026/02966](#) – Outline planning permission: Some matters reserved

[Address:](#) Blackmore Farm, Sandridge Common, Melksham, SN12 7QS

[Proposal:](#) Outline planning application for the erection of up to 275 dwellings (including affordable housing), associated infrastructure, landscape and biodiversity enhancements, with all matters reserved except for the main access from Sandridge Common

[Respond by:](#) 26 June 2026

7.3 [PL/2026/02295](#) – Full planning permission

[Address:](#) 3 St Margarets Gardens, Melksham SN12 7BT

[Proposal:](#) Construction of an extension to children's nursery and alteration to front boundary fence to provide additional parking provision

[Respond by:](#) 30 June 2026

7.4 [PL/2026/02205](#)– Full planning permission

[Address:](#) Asda, Bradford Road, Melksham, SN12 8LQ

[Proposal:](#) Change of use of part of an existing car park associated with ASDA to car sales and the erection of a standalone office building for car purchasing.

[Respond by:](#) 3 July 2026

7.5 [PL/2026/02752](#)– Removal/variation of conditions

[Address:](#) Land North of Melksham Substation, Near Melksham, Wiltshire

[Proposal:](#) Variation of Conditions 3, 4, 5, 8, 10, 11, 12, 15, 16, 17, 18, 20 of 20/06840/FUL - Construction of a solar farm and battery storage facility together with all associated works, equipment and necessary infrastructure

[Respond by:](#) 2 July 2026

7.6 [PL/2026/03323](#)– Notification of proposed works to trees in a conservation area

[Address:](#) 3 Church Walk, Melksham, SN12 6LY

[Proposal:](#) T1 - Moribund Cherry tree - fell to ground level T2 - Maple tree - pollard at previous point to manage size due to proximity to building

[Respond by:](#) 23 June 2026



7.7 [PL/2026/01093](#) – Full planning permission

Address: Bowls Club, Melksham House, 27 Market Place, Melksham, SN12 6ES

Proposal: Erection of a 2-metre-high fence to the South, East and West perimeters with the construction of a concrete ramp to provide wheelchair access.

Respond by: 18 June 2026

8. Planning Decisions

To note the following planning decisions

8.1 [PL/2024/11426](#) – Outline planning permission: All matters reserved

Address: Land to the South of A365 Bath Road and West of Turnpike Garage, Melksham, Wilts

Proposal: Construction of warehouse with office space, parking and associated landscaping including site access

Decision date: 26 May 2026

Decision: Approve with Conditions

MTC decision: Sympathetic to concerns of residents but no objection on basis of employment benefits. Requested conditions to mitigate effect on residents.

8.2 [PL/2026/01021](#) – Listed building consent (Alt/Ext)

Address: 42 Shurnhold, Melksham, SN12 8DG

Proposal: Demolition of existing single storey rear lean-to extension and replacement with a new single storey extension. Inclusion of a first floor WC with conservation roof light and like-for-like refurbishment of existing main roof (front and rear).

Decision date: 4 June 2026

Decision: Withdrawn by applicant

MTC decision: No objection



8.3 [PL/2026/00859](#) – Householder planning permission

Address: 42 Shurnhold, Melksham, SN12 8DG

Proposal: Demolition of existing single storey rear lean-to extension and replacement with a new single storey extension. Inclusion of a first floor WC with conservation roof light and like-for-like refurbishment of existing main roof (front and rear).

Decision date: 4 June 2026

Decision: Withdrawn by applicant

MTC decision: No objection

8.4 [PL/2025/05862](#) – Listed building consent (Alt/Ext)

Address: Lavender House, 34 Church Walk, Melksham, SN12 6LY

Proposal: Proposed conversion of south side store to home office, new drain covers and connections, gutter replacement, replacement of windows, new timber shutters, stone infilling, chimney repairs, new timber gate in garden wall, lead flashing repairs

Decision date: 2 June 2026

Decision: Approve with conditions

MTC decision: No objection

8.5 [PL/2025/05388](#) – Householder planning permission

Address: Lavender House, 34 Church Walk, Melksham, SN12 6LY

Proposal: Proposed conversion of south side store to home office, new drain covers and connections, gutter replacement, replacement of windows, new timber shutters, stone infilling, chimney repairs, new timber gate in garden wall, lead flashing repairs

Decision date: 2 June 2026

Decision: Approve with conditions

MTC decision: No objection



8.6 [PL/2026/00855](#) – Full planning permission

[Address:](#) Land between 83/91 Bath Road , Melksham, SN12 8AD

[Proposal:](#) Erection of 4 dwellings, two semi-detached dwellings and gardens

[Decision date:](#) 4 June 2026

[Decision:](#) Approve with conditions

[MTC decision:](#) No objection. Pleased to note that this is the first application for part of former Cooper Avon site.

8.7 [PL/2026/01859](#) – Householder planning permission

[Address:](#) 41 Queesway, Melksham, SN12 7LB

[Proposal:](#) Formation of a vehicular access including dropped kerb and construction of a permeable gravel hardstanding to the front of the property.

[Decision date:](#) 11 June 2026

[Decision:](#) Approve with conditions

[MTC decision:](#) No objection

9. **Temporary Road Closures**

9.1 A350 (Part) and A365 (Part)

9.2 Snowberry Lane

10. **Items to Note**

10.1 Email from CEO to SSE

10.2 Briefing Note Five-year Housing Land Supply and Updated Gypsies and Travellers' Accommodation Assessment

10.3 School Street Pilot Consultation Decision

11. **Parish Steward**

To consider jobs for the Parish Steward and note work done in June visit.