

Melksham Town Council

Minutes of the Planning Committee

At Melksham Town Hall on Tuesday 6 October 2026

PRESENT: Councillor S Rabey Chair
Councillor P Alford
Councillor P Aves
Councillor J Crossley
Councillor A Griffin

IN ATTENDANCE

OFFICERS Andrew Meacham Committee Clerk

PUBLIC two members of the public were present, and one member of the public was present virtually.

136/26 Apologies

Apologies were received from Councillor Stokes, who was subbed by Councillor Crossley, and from Councillor Oatley.

137/26 Declaration of Interest

Councillor Griffin declared a non-pecuniary interest in items 6.2 and 6.3 as a neighbour of the property.

138/26 Minutes

The minutes of 15 September 2026, having been previously circulated, were approved as a correct record and signed by the Chair Councillor

139/26 Public Participation

Resident spoke about development west of Semington Road. Concerned at number of houses being built in the area without additional access roads. At non-peak time can take 10 minutes to turn onto Semington Road towards the roundabout. Concerned about volume of traffic and lack of improvements to footpaths. Difficult to navigate with mobility scooter.

140/26 PL/2026/04916

Councillor Griffin advised that he had made a personal submission to the consultation and had requested the application be put to the "Gateway" Test for decision by committee.

Councillor Alford spoke to the meeting of Melksham Without Parish Council the previous evening and their concerns. Additionally the land is mostly Class 2 agricultural

land. Area is below 20 hectare freshhold for referral to Natural England. However, NPPF states that phasing leading to cumulative loss of over 20 hectare, or applications outside the development plan should be referred. Class 2 land to north of site is being developed. Other proposed developments cut off other agricultural land from use.

It was proposed by Councillor Alford, seconded by Councillor Aves and **RESOLVED** to support the position of MWPC and object on the above basis, requesting that the application be referred to Natural England.

141/26 PL/2026/05542/PL/2026/05903

Councillors expressed their concern and disappointment at a retrospective application on a listed building. It was noted that it was not possible to determine exactly when heritage aspects of the internal building had been lost.

The Planning (Listed Buildings and Conservation Areas) Act 1990 was referenced.

Section 7 states:-

“(1)...no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.”

Section 8 states:-

*“(1) Works for the alteration or extension of a listed building are authorised if—
(a) written consent for their execution has been granted by the local planning authority or the Secretary of State;”*

Section 9 states:-

“(1) If a person contravenes section 7 he shall be guilty of an offence.”

The view was expressed that legally, listed building consent cannot be given retrospectively.

Members were not opposed to the conversion to self-contained flats or to regeneration of such buildings in principle but reiterated their concerns at the failure to obtain appropriate permission in advance.

PL/2026/05542 It was proposed by Councillor Sabey, seconded by Councillor Crossley and **RESOLVED** not to object to application.

Councillor Griffin abstained from the vote.

PL/2026/05903 It was proposed by Councillor Rabey, seconded by Councillor Alford and **RESOLVED** to express the committee's disappointment at the retrospective application and the view that it is an offence under the Planning (Listed Buildings and Conservation Areas) Act 1990

Councillor Griffin abstained from the vote.

142/26 PL/2026/05622

It was proposed by Councillor Alford, seconded by Councillor Rabey and **UNANIMOUSLY RESOLVED** not to object to the application.

143/26 PL/2024/10345

Members were concerned about the reduction in affordable housing from 40% to 30% and the reduction in number of wheelchair accessible properties.

It was noted that the application was called in by Councillor Holder in January 2025 before the change in delegation rules and should go to committee. New NPPF makes clear that development plan included Neighbourhood Plans. Could be argued that 40% affordable housing in the Joint Melksham Neighbourhood Plan should apply.

Members discussed the Locally Equipped Area for Play being transferred to control of Melksham Without Parish Council and ultimately to Melksham Town Council if any development becomes part of the Town, as with East of Melksham development. Members asked that the issued be flagged with Melksham Without Parish Council. It was stressed that this was for discussion of possibilities and not a proposed "land grab" by the Town Council

It was proposed by Councillor Rabey, seconded by Councillor Aves and **UNANIMOUSLY RESOLVED** to comment as above on affordable housing and wheelchair accessible housing.

144/26 PL/2026/05643

It was proposed by Councillor Aves, seconded by Councillor Griffin and **UNANIMOUSLY RESOLVED** not to object to the application.

145/26 PL/2026/04807

The decision was noted.

146/26 PL/2026/04796

The decision was noted.

147/26 PL/2026/04205

The decision was noted.

148/26 PL/2026/04912

The decision was noted.

149/26 PL/2026/02205

The decision was noted.

150/26 PL/2026/03992

The decision was noted.

151/26 PL/2026/02835

The decision was noted.

152/26 PL/2026/03323

The decision was noted

153/26 PL/2026/05037

The decision was noted.

154/26 Local Plan

The committee clerk advised on sites already submitted. Members were advised that sites were submitted solely on the basis of their existence, not availability. Members suggested the submission of the following further sites.

- Car park at end of Scotland Road
- Former Factory Shop site
- Land next to Watermeadow Pub

155/26 Temporary Road Closures

The closures were noted.

**156/26 The County of Wiltshire (Footpath40, Melksham)(Cycle Tracks) Order
2026**

The item was noted.

157/26 Wiltshire Council Freight Action Plan

The item was noted. The committee clerk confirmed the letter had been sent to Wiltshire Council email as an attachment asking them to consider it as MTC submission. Concern was expressed that the submission had been submitted in the form of a letter to the MP and not been directed primarily to Wiltshire Council. A request was made to resubmit on this basis.

158/26 Road Safety Update

The item was noted. Members expressed concern at the unusually low figure for speed offences in Melksham. Members asked if enquiries could be made of Wiltshire Police regarding enforcement operations in Melksham in proportion to other towns.

159/26 Parish Steward

Weeds generally.

The following issues were raised which were not suitable to be referred to the Parish Steward.

Spiky bush on left hand side as you enter the former Factory Shop site. Committee Clerk will speak to Operations Manager.

Avon Court. Request update on bins - Committee Clerk will speak to CEO. The Chair thanked the Amenities Team for dealing with incidents of urine in the Avon Court alleyway.

Sandridge Road footpath vegetation. Committee Clerk asked Councillor Alford to send him his photographs for submission via My Wilts.

The Chair asked if a standard letter could be produced regarding cutting back hedges.

Brambles on Town Bridge (Sainsburys side). Committee Clerk will submit on My Wilts.

Meeting closed at: 8:10

Signed Dated