



Planning

Agenda for 27/10/26 @ 19:00

melksham-tc.gov.uk/meetings



Melksham
TOWN COUNCIL



Melksham
TOWN COUNCIL

Wednesday 21 October 2026

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

Ref: Planning Committee Meeting, Tuesday 27 October 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 27 October 2026, to be held at 19.00 in the Council Chamber, Melksham Town Hall, Market Place, Melksham, SN12 6ES.

The quorum for the Planning Committee 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/3ruhn46z> . 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

Community Development

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 6 October 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. **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/2026/06012](#) – Full planning permission
[Address:](#) 54 Spa Road, Melksham, SN12 7NY
[Proposal:](#) 3 No new self service jet car wash units.
[Respond by:](#) 28 October 2026



6.2 [PL/2026/06290](#) – Full planning permission

Address: 24 Basil Drive, Melksham, SN12 6LT

Proposal: Garage conversion to a Beauty Salon including Change of Use from C3 residential to E commercial, business and service.

Respond by: 4 November 2026

6.3 [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: 23 October 2026

6.4 [PL/2026/06351](#) – Notification of proposed works to trees in a conservation area

Address: 5 Webbs Close, Melksham, SN12 7PA

Proposal: T1 - Crown reduce Hazel tree by up to 3m. T2 - Section fell Ash tree due to being self seeded and growing through Elder tree. T3 - Reduce Elder tree by up to 1m.

Respond by: 3 November 2026

6.5 [PL/2026/06536](#) – Notification of proposed works to trees in a conservation area

Address: 33 Market Place, Melksham, SN12 6ES

Proposal: T1 Fell 2 Cypress trees, damaging retaining wall and boundary, potentially into drains contributing to localized flooding.

Respond by: 3 November 2026

6.6 [PL/2026/06584](#) – Householder planning permission

Address: 3 Wessex Close, Melksham, SN12 7LY

Proposal: Demolition of existing garage and adjoining storage structure and the construction of a double garage.

Respond by: 11 November 2026



6.7 [PL/2026/06460](#) – Full planning permission

Address: Berkeley House, Longleaze Lane, Melksham, SN12 6QJ

Proposal: Change of use of part of the land to a private kitchen garden incidental to Berkeley House, including 15 raised vegetable beds, polytunnel, soft fruit cage, timber tool shed, compost bays, low stock proof post-and-wire fencing with timber access gate, permeable gravel paths, and associated landscaping.

Respond by: 11 November 2026

6.8 [PL/2026/06592](#) – Householder planning permission

Address: 14 Addison Road, Melksham, SN12 8DP

Proposal: Single storey side & rear extension, front porch extension and a detached garage

Respond by: 12 November 2026

6.9 [PL/2026/06393](#) – Full planning permission

Address: Spencers Sports and Social Club, Beanacre Road, Melksham, SN12 8AG

Proposal: Relocation of hand car wash facility use.

Respond by: 16 November 2026

7. Planning Decisions

To note the following planning decisions

7.1 [PL/2026/05044](#) – Householder planning permission

Address: 104 Dunch Lane, Melksham, SN12 8DX

Proposal: Full width rear flat roof extension, attic conversion with proposed rear dormer and new Velux rooflight.

Decision date: 2 October 2026

Decision: Approve with Conditions

MTC decision: No objection



7.2 [PL/2026/05622](#) – Householder planning permission

[Address:](#) 1 Trent Crescent, Melksham, SN12 8BE

[Proposal:](#) Side extension and front and rear dormers

[Decision date:](#) 16 October 2026

[Decision:](#) Approve with Conditions

[MTC decision:](#) No objection

8. Temporary Road Closures

To note the following road closures.

8.1 Snowberry Lane (Part)

9. A350 Melksham Bypass

To note and for decision on any response.

10. Matters arising from previous minutes

10.1 Vegetation on Sandridge Road

This was reported to Wiltshire Council via MyWilts and given case number 00733927. Only 5 attachments can be uploaded for each report. A second report, quoting the above case number, was submitted so that the remaining photos could be uploaded. I assume the allocation of case numbers is automated and therefore a second case number of 00733942 was given.

Allocated to Parish Steward to look at in October visit.

10.2 Overhanging Vegetation

As requested, a letter is now available for councillors to use.

An article appeared in the 13 August 2026 edition of the Melksham Independent News.

10.3 Local Plan Brownfield Sites

The sites suggested by the committee were submitted to Wiltshire Council on Friday 9 October.

10.4 Wiltshire Council Freight Action Plan



Letter addressed direct to Wiltshire Council sent via email with the following message:-

“Further to my email of 24 September 2026, asking you to accept the attached letter to Dr Matthew MP as our response to the Freight Action Plan Consultation. This was not an appropriate course of action and the letter should have been redrafted to be addressed to Wiltshire Council. Please accept my apologies and assurance that no discourtesy to Wiltshire Council was intended. A letter addressed directly to Wiltshire Council Transport Planning is now attached.”

Wiltshire Council have confirmed to the CEO that our submission has been received and accepted for consideration.

10.5 **Road Safety Update**

Query by email 9/10. Response received same day and is in the agenda pack.

11. **Parish Steward**

To consider jobs for the Parish Steward and to note work done in October. Next in Melksham 10,11 and 12 November.

Wiltshire Council

Section 14(1) of the Road Traffic Regulation Act 1984

Temporary Closure of: Snowberry Lane (Part), Melksham (Ref: TTRO 12008)

Notice is hereby given that the Wiltshire Council has made an Order to close temporarily to all traffic:

Snowberry Lane (Part), Melksham; from a point approximately 60m east of its junction with Hawthorn Road for a distance of approximately 100m in an easterly direction.

To enable: Wiltshire Council to carry out island crossing point and associated works.

Alternative route: via Snowberry Lane (unaffected length) – Spa Road – Eastern Way and vice versa.

The closure and diversion route will be clearly indicated by traffic signs.

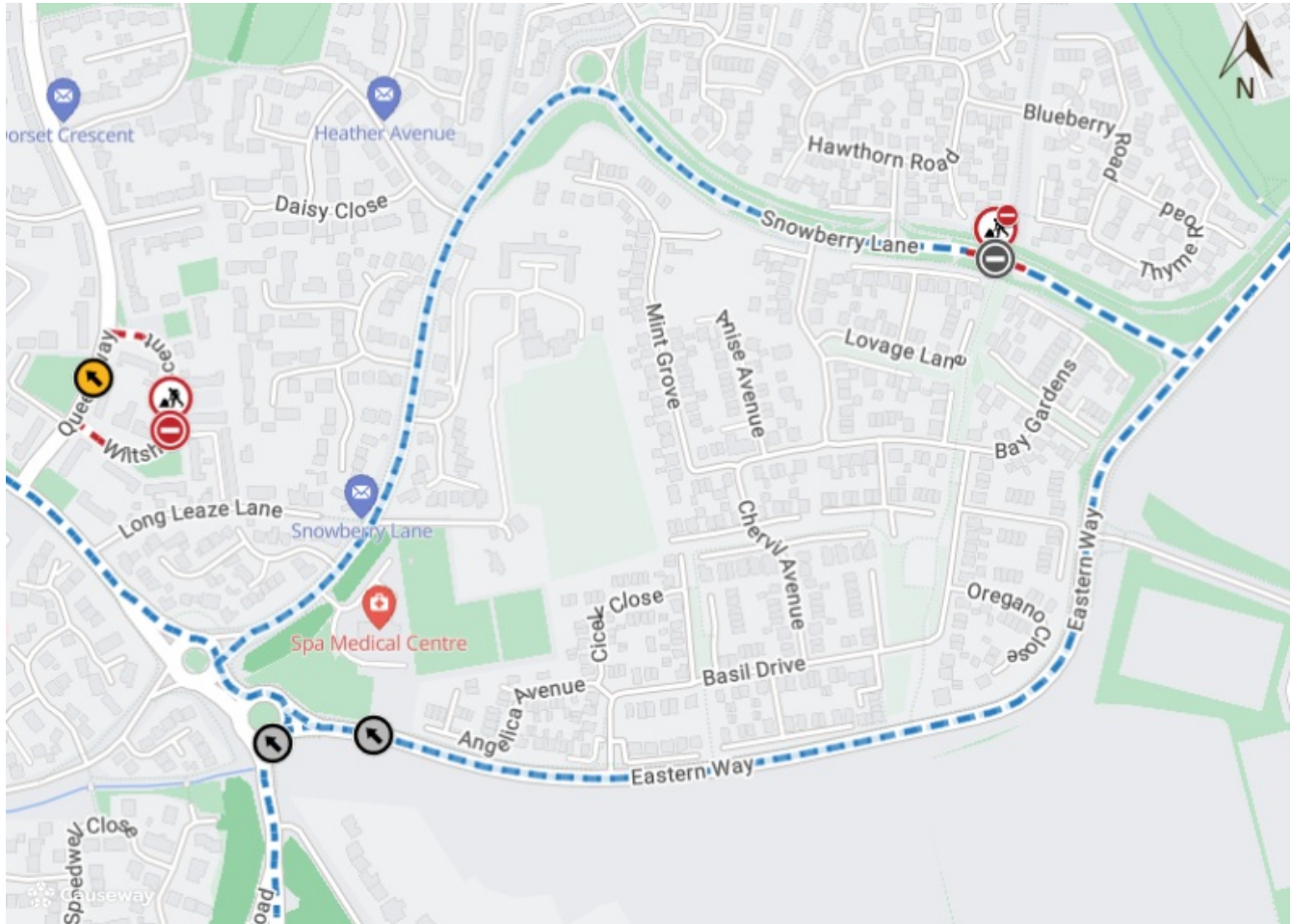
This Order will come into operation on 30 November 2026 and the closure will be required for 5 days. It is anticipated that the works will take the stated duration to complete depending upon weather conditions. Access will be maintained for residents and businesses where possible, although delays are likely due to the nature of the works. The Order will have a maximum duration of 18 months.

For further information please contact Wiltshire Council on 01225 713221.

Highways Assets and Commissioning, County Hall, Bythesea Road, Trowbridge BA14 8JN

27 November 2026

Indicative Plan : Snowberry Lane (part) Melksham



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Department
for Transport

From the Parliamentary
Under Secretary of State

Great Minster House
33 Horseferry Road
London
SW1P 4DR

House of Commons
London
SW1A 0AA

Web site: www.gov.uk/dft

Our Ref:

8 October 2026

Dear

Outcome of the Major Road Network and Large Local Majors Programme Review – A350 Melksham Bypass

I am writing to confirm that the above scheme in your constituency has been removed from the Major Road Network (MRN) and Large Local Majors (LLM) Programme, following the Programme Review. I apologise for the delay in confirming this outcome.

As you will be aware, we inherited from the previous Government a long list of unfunded, unaffordable schemes. The Review has allowed us to provide much-needed certainty over which schemes can progress through the business case approvals process. It has established a more realistic pipeline of schemes that government and local authorities can afford to deliver, prioritising the schemes that offer taxpayers the best value for money.

When we made the announcement on 26 March that 16 schemes would remain in the Programme, we said that decisions on the other schemes in the Review would follow later this year.

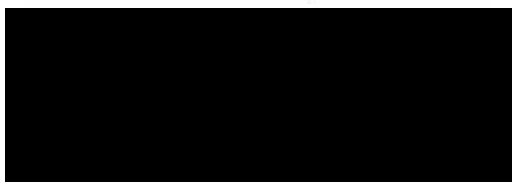
This scheme was assessed as delivering lower overall value for money than others in the Programme and as having less robust analysis to inform the Department's value for money assessment. This assessment took account of factors including business case maturity, reliability of the analysis to date and uncertainty.

I recognise the importance of this scheme to your constituency and appreciate that this decision will be disappointing. However, the Department has had to prioritise the schemes that will deliver the most benefits for local people, whilst ensuring the Programme remains affordable for government and local authorities.

I have today written to the Leader of the council to inform them of this decision. I have told them this decision does not prevent the scheme from being considered in the future if there is a compelling business case and an appropriate funding programme becomes available. Any funding decisions on a further MRN/LLM or other suitable programmes are, however, subject to future Spending Review settlements.

I hope this letter provides clarity on the outcome of the Review and the reasons for this decision.

Yours sincerely,



MINISTER FOR ROADS



[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]k

www.melksham-tc.gov.uk

Melksham Town Council, Town Hall,
Market Place, Melksham, Wiltshire SN12 6ES

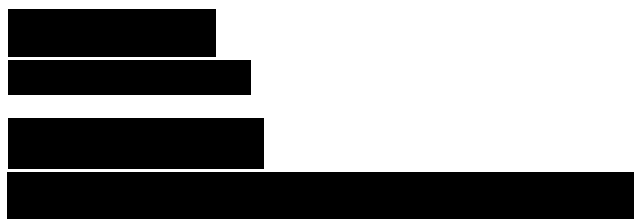


From: [REDACTED]
Sent: 13 October 2026 13:43
To: [REDACTED]
Subject: BBC interview

[REDACTED]
Well done with your concise statement on the need for a bypass and the implications for not moving forward with it.

We decided last night to pursue this Government decision on the bypass with the Western Gateway and WC. (The latter because it figures in their latest freight strategy.)

We are also exploring whether the DfT are proceeding with trunking the A350, without the bypass.



www.melksham-tc.gov.uk

Melksham Town Council, Town Hall,
Market Place, Melksham, Wiltshire SN12 6ES



From: [REDACTED]
Sent: 13 October 2026 13:55
To: [REDACTED]
Subject: A 350

[REDACTED]
Have just seen Points West.
You outlined the problem very well. Thanks.
It's still not clear whether the scheme has been abandoned or just postponed. MWPC is going to contact Western Gateway to find out.
Best wishes,
[REDACTED]

Sent from [Outlook for Android](#)

Andrew Meacham

From: [REDACTED]
Sent: 09 October 2026 11:40
To: Andrew Meacham
Subject: FW: Melksham

Hi Andrew,

I've had the below response from [REDACTED] re your query.

Many Thanks
 [REDACTED]

From: [REDACTED]
Sent: 09 October 2026 11:32
To: [REDACTED]
Subject: RE: Melksham

Hi [REDACTED]

They must appreciate that all Area Boards differ in size and make up. Some Town and Parish Councils are better at requesting traffic surveys for road they believe are an issue for speeding. We only go to areas that have had a traffic survey identifying the need for speed education / police enforcement.

Below is the enforcement that the enforcement officers have conducted. Please remember the are only 2 officers for the whole of Swindon and Wiltshire, trying to service over 440 sites.

[REDACTED]	
Title	Site Name W3W
Melksham Bowerhill A365 Bath Road	Chitchat.broccoli.watched
Melksham - Woodrow Road 186 WOODROW RD MELKSHAM - speak with CSW Vol's	tonality.front.saddens
Broughton Gifford C213 The Common Broughton Gifford	pampering.surprise.announce
Melksham Bowerhill A365 Bath Road	Chitchat.broccoli.watched
Shaw and Whitley A365 Folly Lane	Intro.committed.crawler
Shaw and Whitley Shaw and Whitley B3553 by No87	Down.token.sofas
Shaw and Whitley Corsham Road Whitley School	hillsides.study.embelish
Beanacre A350 Layby/bus stop to the south of junction with Westlands Lane	laptop.camcorder.informer
Total	

Here are the traffic surveys we have been in receipt off for the last 3 years.

Title	Result	Survey start date	Speed limit	85th percentile
Melksham Lower Woodrow	No further action	04/12/2025	60	43.89
Whitley A365 Folly Lane	No further action	04/12/2025	40	42.79
Melksham Market Place	No further action	30/10/2025	30	15.32
Melksham Semington Road Berryfield	No further action	11/12/2024	30	32.49
Melksham Semington Road Berryfields	No further action	11/12/2024	30	32.37
Sells Green A365 Bath Road	No further action	11/12/2024	40	41.28
Broughton Gifford	No further action	04/11/2024	30	33.03
Broughton Gifford - Unnamed Road	Speed education	04/11/2024	30	36.72
Beanacre - Westlands Lane	No further action	15/04/2024	30	31.7
Great Hinton - Main Street	No further action	15/04/2024	30	22.6
Melksham - Eastern Way - WEST	No further action	15/04/2024	40	37.5
Melksham - Eastern Way EAST	No further action	15/04/2024	40	44.8
Melksham - Sandridge Common A3102	No further action	15/04/2024	40	43.7
Melksham - Eastern Way	No further action	19/02/2024	40	43.6
Berryfield - C395 Semington Road	No further action	07/12/2023	30	32.3
Steeple Ashton - C232 Sandpits Lane	No further action	07/12/2023	60	38.4
Melksham - C400 Pathfinder Way	Speed education	11/09/2023	30	37.6
Steeple Ashton - C19 Ashton Common	Speed education	15/05/2023	30	36.7

Criteria below.

Speed limit	No further action required	Eligible for speed education	Police enforcement
20mph	20 to 24mph	24.1 to 38.9mph	Over 39mph
30mph	30 to 35mph	35.1 to 41.9mph	Over 42mph
40mph	40 to 46mph	46.1 to 49.9mph	Over 50mph

Hope that helps formulate and response.

Give me a call if you need any clarity.

Best wishes,

[Redacted Signature]

Supervisor | Road Safety

Neighbourhood Harm Reduction

Police HQ London Road | Devizes | SN10 2DN

Email

[Redacted Email Address]

[Redacted Email Address]

[Redacted Email Address]



From: [REDACTED]
Sent: 09 October 2026 10:44
To: [REDACTED]
Subject: Melksham

Hi [REDACTED]

Are you able to assist with an answer for the attached?

Thanks

[REDACTED] This message is intended solely for the addressee and may contain confidential or legally protected information. If you have received this message in error, please notify the sender immediately, return the message, and permanently delete it and any copies. Do not use, copy, disseminate or disclose the information contained in this message or any attachments without explicit permission from the sender. Wiltshire Police have taken all reasonable precautions to ensure that any attachment to this email has been checked for viruses, but cannot accept liability for any damage sustained as a result of software viruses or security issues. You should ensure that any attachments are virus free before opening them. Internet email is not secure, and Wiltshire Police does not accept legal responsibility for the contents or distribution of this message, including attachments. Any views or opinions presented are solely those of the author and do not necessarily represent those of Wiltshire Police. Only specified personnel are authorised to conclude binding agreements on behalf of Wiltshire Police by email, and no responsibility is accepted for unauthorised agreements reached with other personnel. Wiltshire Police – Working to make our communities feel safe and be safe.

Committee Clerk

From: [REDACTED]
Sent: 16 October 2026 12:06
To: Committee Clerk
Subject: October parish steward visit

Hi Andrew

Work carried out this visit

Town Bridge and path on other side of river

Cut back brambles encroaching on to pavement and footpath

Methuen avenue between junction and no 45

Weed spray moss and weeds growing in pavement

Glenside

Weed spray kerb lines and pavement

Blackmore Rd

Weed spray kerb lines and pavement. I will go back when the herbicide has had a chance to work and clear a couple of areas including the co op

Bank street

Weed spray kerb lines and pavement

Bath Road

Weed spray kerb lines and pavement

High Street

Weed spray kerb lines and pavement

Market place

Weed spray kerb lines and pavement

Church street

Weed spray kerb lines and pavement

Many thanks

[REDACTED]

Sent from [Outlook for Android](#)