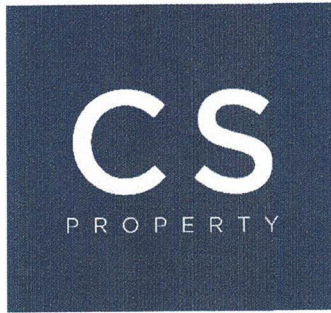




C S Property Melksham Ltd & CS Properties  
19 Market Place  
Melksham  
Wiltshire  
SN12 6ES



4 March 2026

Dear Sir / Madam,

**Re: Planning Application Reference PL/2025/09766**  
**Re: Listed Building Consent Reference PL/2025/09634**

**Objection to Proposed Installation of Accessway Gates at 12A High Street (Old Stable House), Melksham**

We write to formally object to the above Planning Application and Listed Building Consent application.

We are the registered proprietors of **12 High Street, Melksham (Title Number WT163616)**.

The accessway between 12 and 14 High Street is owned by Mr and Mrs Griffin of 12A High Street. However, as confirmed in the HM Land Registry title register for WT163616, 12 High Street benefits from:

“A right of way with or without vehicles at all reasonable times over the area hatched green...”

The corresponding title plan clearly identifies the relevant access area.

We attach the title register and title plan for completeness (**Attachments 1 & 2**).

The proposal seeks to introduce lockable steel gates across this shared accessway, physically fixed into listed fabric and located within a narrow vehicular access of approximately 2.6 metres in width.

For the reasons set out below, we respectfully request that both applications be refused.

**1. Failure to Demonstrate Safe and Reliable Shared Access**

The application contains no operational details explaining:

- Whether the gates will be locked
- Who will control keys or codes
- How tenants and authorised users will gain access
- How emergency override will function
- What happens in the event of mechanical failure
- How refuse collection, utilities, postal services, contractors and visitors will obtain access

The accessway provides the sole pedestrian and vehicular access to residential units at 12 High Street. In the absence of a submitted access management plan or enforceable mechanism guaranteeing reliable access for all lawful users, the application fails to demonstrate that safe and suitable access will be maintained.

## **2. Risk to Residential Occupiers**

Residents of the flats at 12 High Street rely upon this access to reach their homes. The introduction of lockable gates introduces a real and material risk of delay or obstruction. Planning decisions must consider the impact on neighbouring occupiers. The proposal provides no reassurance that residents' access will remain immediate, reliable and unimpeded.

## **3. Emergency Services Access and Fire Safety**

The approved parking plan under Planning Permission PL/2022/02903 (**Attachment 3**) identifies the accessway as approximately 2.6 metres wide with a turning area marked "No Parking". The introduction of inward-opening, lockable gates within this constrained width introduces material fire safety concerns, including:

- Potential delay while gates are opened
- Risk of obstruction when locked/bolted
- Risk of malfunction
- Additional manoeuvring constraints

The accessway provides access to:

- Residential flats at 12 High Street
- The garage block to the rear
- The rear access to the commercial premises at 12 High Street (Melksham Barbers)
- 12A High Street (Old Stable House)

Upper-floor residential accommodation may depend upon rapid external access for firefighting or rescue. Even short delays caused by locked gates or obstruction would have serious consequences.

Emergency access must remain immediate and unobstructed. This has not been demonstrated, nor has the applicant shown how safety will be maintained.

## **4. Existing Access Already Constrained**

Planning permission PL/2022/02903 (Decision dated 5 July 2022) (**Attachment 3**) was granted subject to compliance with a Parking Plan identifying the accessway and turning area. Photographic evidence (**Attachment 4**) demonstrates that vehicles from 12A High Street have, in practice, regularly parked within the accessway and turning area.

The access is already operationally tight, the turning area is necessary for safe manoeuvring, and obstruction has occurred in practice. Introducing gates would compound existing constraints and increase the likelihood of delay and conflict.

## **5. Inaccurate and Incomplete Drawings**

The submitted drawings lack sufficient clarity to allow proper assessment:

- No definitive dimension confirming the exact distance of the gates from the highway
- No clearly dimensioned relationship to the boundary entrance line

- Dimensions appear incorrectly defined, raising concerns regarding accuracy
- No full north elevation of 12 High Street showing brace bar location, which we believe will be located across the building's recess within the accessway (**Attachment 5**)
- No clearly specified header crossbar height
- Failure to clearly illustrate access points serving the flats, garage block and rear entrance to the commercial premises

This lack of clarity appears to have caused confusion at Melksham Town Council's Economic Development & Planning Meeting.

## **6. Insufficient Evidence of Anti-Social Behaviour and Limited Security Benefit**

The Design and Access Statement refers to security concerns; however:

- No crime reports are provided
- No police evidence is supplied
- No incident log is submitted

No objective evidence has been presented demonstrating that anti-social behaviour is occurring at a level that justifies physical intervention into listed fabric and the introduction of a barrier across a shared accessway.

It is also relevant that the residential accommodation at 12A High Street is already situated beyond an enclosed courtyard arrangement and behind an existing gated/compound-style structure (**Attachment 6**). The proposed gates would not secure the applicant's dwelling itself but would instead introduce an additional physical barrier across a shared access route used by multiple lawful users.

In those circumstances, the proposal appears to provide limited additional security benefit to the applicant while materially affecting established shared access arrangements serving neighbouring residential and commercial properties.

Private convenience does not outweigh the risks to shared access, public safety and heritage harm.

## **7. Omission of Full Access Relationships**

The application drawings do not clearly demonstrate that the accessway serves, as shown in **Attachment 7**:

- Residential flats at 12 High Street
- A commercial premises with rear access (Melksham Barbers)
- Garage facilities

This is a shared operational access serving multiple lawful uses, and the omission limits the Authority's ability to assess the full impact of the proposal.

It is also noted that the ground fixed bollards and signage for "12A High Street" which is suspended across the accessway between the two listed buildings, as shown in the **first photograph in Attachment 7**, have been fixed by the applicant without authority from the Council or ourselves.

## **8. Risk of Operational Conflict**

The introduction of a physical barrier across a shared accessway with lawful, established rights, without a management framework, creates foreseeable risk of:

- Access disputes
- Delays
- Emergency obstruction
- Conflict between users

Planning decisions should avoid creating avoidable operational uncertainty and foreseeable conflict.

## **LISTED BUILDING CONSENT OBJECTION**

### **9. Statutory Duty and National Policy**

Under Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Authority must give special regard to preserving listed buildings. Section 72 requires special attention to preserving or enhancing the Conservation Area.

The NPPF requires that:

- Great weight be given to conservation
- Any harm must have clear and convincing justification

### **10. Harm to Historic Fabric**

The proposal involves fixing steel hinge plates and a header crossbar into historic Bath stone ashlar.

This constitutes physical intervention into listed fabric and alteration of external form. Even if categorised as “less than substantial harm,” it remains harm requiring clear and convincing justification.

### **11. Lack of Clear and Convincing Justification**

No public benefit has been demonstrated. No objective security evidence has been provided.

The benefit appears to be private convenience.

The heritage harm has not been justified in accordance with national policy or statutory duty.

### **12. Conservation Area Impact**

The open passage between 12 and 14 High Street contributes positively to Conservation Area character. A 1.83m high gate and approximately 3m high cross bar would:

- Enclose the access visually
- Obscure the gable end relationship
- Reduce historic permeability

No substantiated evidence of historic reinstatement has been submitted.

## **Conclusion**

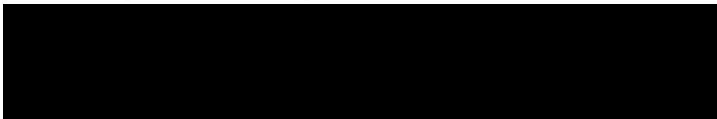
While we acknowledge that Mr and Mrs Griffin own the accessway land, the accessway is has established and registered rights and serves multiple lawful residential and commercial users.

The proposal:

- Fails to demonstrate reliable shared access
- Introduces emergency access and fire safety risk
- Is supported by incomplete drawings
- Causes harm to listed fabric without clear and convincing justification
- Risks restricting residents' ability to access their homes

For the reasons set out above, we respectfully request that the Planning Application and the Listed Building Consent application be refused.

Yours faithfully,

A large black rectangular redaction box covering the signature area.

**Christopher Stevens & Sandra Stevens**

Registered Proprietors – Title WT163616

12 High Street, Melksham, SN12 6JU