



The Town and Country Planning Act 1990
Approval of Full Planning Permission with Conditions
Application Reference Number: PL/2026/00855
Decision Date: 04/06/2026

Applicant:	Melksham Development Company Limited c/o agent
Particulars of Development:	Erection of 4 dwellings, two semi-detached dwellings and gardens.
At:	Land between 83/91 Bath Road , Melksham, SN12 8AD

In pursuance of its powers under the above Act, the Council hereby **GRANT PLANNING PERMISSION** for the above development to be carried out in accordance with the application and plans submitted (listed below).

In accordance with paragraph 39 of the National Planning Policy Framework, Wiltshire Council has worked proactively to secure this development to improve the economic, social and environmental conditions of the area.

Subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Boundary Plan MDC_BR_08 P1 received 14 Apr 2026

Street Scene MDC_BR_07 P3 received 14 Apr 2026

First Floor Plan MDC_BR_04 P2 received 14 Apr 2026

Site Layout MDC_BR_01 P4 received 14 Apr 2026

Elevations MDC_BR_06 P3 received 14 Apr 2026

Planning Design and Access Statement Land Adjacent 83 Bath Road Rev 1 received 14 Apr 2026

Proposed ground floor plan MDC_BR_03 P1 received 16 Feb 2026

Proposed second floor plan MDC_BR_05 P1 received 16 Feb 2026

Biodiversity Net Gain Statement received 9 Feb 2026

Location Plan MDC_BR_02 P1 received 9 Feb 2026

REASON: For the avoidance of doubt and in the interests of proper planning.

- 3** No external above-ground works shall commence until details and samples of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

- 4** No external above-ground works shall commence until details of all external architectural elements have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- i. Windows and doors;
- ii. External joinery;
- iii. Rooflights;
- iv. Rainwater goods;
- v. Details of door recesses and ventilation features;

The development shall thereafter be carried out in accordance with the approved details.

REASON: In the interests of the character and appearance of the area and the setting of nearby heritage assets.

- 5** No development above damp proof course level shall take place until details of secure covered cycle parking for each dwelling has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall accord with dimensions, access, location, design and security principals laid out in

Appendix 4 of Wiltshire's LTP3 Cycling Strategy. These facilities shall thereafter be provided in accordance with the approved details and made available for use prior to the first occupation of the dwellings hereby permitted and shall always be retained for use thereafter.

REASON: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car.

- 6** No development other than site clearance shall take place until a preliminary risk assessment (Phase 1) has been submitted to and approved in writing by the Local Planning Authority. This assessment shall identify:

- i. All previous uses of the site;
- ii. Potential contaminants associated with those uses;
- iii. A conceptual model of the site indicating sources, pathways and receptors; and
- iv. Potentially unacceptable risks arising from contamination.

If the preliminary risk assessment identifies potential risks, a site investigation scheme (Phase 2) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The scheme shall be designed to provide sufficient data to enable:

- i. An assessment of the nature and extent of contamination;
- ii. An assessment of the risks posed to human health, property, controlled waters and ecological systems; and
- iii. An appraisal of remedial options.

Where remediation is necessary, a remediation scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The approved remediation scheme shall be implemented in full prior to occupation of any dwelling.

Following completion of any remediation works, a verification report shall be submitted to and approved in writing by the Local Planning Authority, demonstrating that all necessary remediation has been carried out.

REASON: To ensure that the development is safe for its intended use, in accordance with Core Policies 55 and 56 of the Wiltshire Core Strategy and the National Planning Policy Framework

- 7** If, during development, contamination not previously identified is found, no further development shall take place until a remediation strategy has been submitted to

and approved in writing by the Local Planning Authority. The remediation strategy shall be implemented as approved.

REASON: To ensure the site is suitable for its intended use.

- 8 The first floor windows in the north-east and south-west side elevations of the dwellings hereby permitted shall be glazed with obscure glass to a minimum of Pilkington Level 3 (or equivalent) and shall be fixed shut or top-opening only.

The obscure glazing shall be retained and maintained thereafter in perpetuity.

REASON: In the interests of the residential amenity of neighbouring properties.

Informative

The development hereby approved is subject to the statutory requirement for biodiversity net gain under Schedule 7A of the Town and Country Planning Act 1990 (as amended).

The applicant is advised that, in accordance with this requirement, development may not lawfully commence until a Biodiversity Gain Plan has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development will achieve a minimum 10% biodiversity net gain.

Níc Thomas - Director of Planning, Economy and Regeneration

NOTES

- 1 **Other Necessary Consents.** This document only conveys permission for the proposed development under Part III of the Town and Country Planning Act 1990 and the applicant must also comply with all the byelaws, regulations and statutory provisions in force in the area and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.
 - 1.1 the need in appropriate cases to obtain approval under Building Regulations. **(The Building Regulations may be applicable to this proposal. Please contact the Council's Building Control team before considering work on site);**
 - 1.2 the need to obtain an appropriate order if the proposal involves the stopping up or diversion of a public right of way or other highway (including highway verge);
 - 1.3 the need to obtain a separate "Listed Building Consent" to the demolition, alteration or extension of any listed building of architectural or historic interest;
 - 1.4 the need to make any appropriate arrangements under the Highways Act 1980, in respect of any works within the limits of a highway. The address of the Highway Authority is County Hall, Trowbridge, BA14 8JD (It is the responsibility of the applicant to ascertain whether the proposed development affects any listed building or public right of way / other highway, including highway verge).
- 2 **Appeals.** If the applicant is aggrieved by the decision of the local planning authority to grant permission subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of this decision. (Information and forms relating to the appeals process can be found at the Planning Portal - <http://www.planningportal.gov.uk/planning/appeals>).
- 3 **Climate Change.** Wiltshire Council acknowledges the climate emergency and is seeking to make the county carbon neutral. You are encouraged to include energy efficiency that exceeds building regulations and to meet residual energy demand through renewable energy and low-carbon technologies, including high levels of electric vehicle charging points. The developer is encouraged to contact the climate team to discuss this further. climate@wiltshire.gov.uk
- 4 **CIL.** The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. A separate Community Infrastructure Levy Liability Notice will be issued by the Local Planning Authority. Should you require further information with regards to CIL please refer to the Council's Website [Community Infrastructure Levy \(CIL\) - Wiltshire Council](#)