

Town Hall, High Street, Corsham, Wiltshire SN13 0EZ

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13 February 2025

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at Corsham Town Hall on Wednesday 19 February 2025 at **7.00pm**.

Yours sincerely



David J Martin  
CHIEF EXECUTIVE

Press and Public – To observe the meeting online or take part in Agenda Item 2 - Public Question Time and Petitions, please click [here](#) or email [dmartin@corsham.gov.uk](mailto:dmartin@corsham.gov.uk) for instructions.

### AGENDA

1. Apologies
2. Public Question Time and Petitions
3. Declarations of Interests

To receive any Declaration(s) of Interest under Corsham Town Council's Code of Conduct issued in accordance with the Localism Act 2011

4. Applications

### CORSHAM LADBROOK WARD

1. [PL/2025/00728](#) 9 Pound Pill - Notification of proposed works to trees in a Conservation Area - Tree 1 and Tree 2 Conifers x2 flanking path to front door - Remove Group 1 Hazel stools x3 in rear garden at edge of brook - Coppice larger, more mature stems from each stool.
2. [PL/2025/00599](#)  
[PL/2025/00934](#) Ivy House, 2 Priory Street – Planning Permission and Listed Building Consent - General repairs to the roof, guttering, stonework and external joinery.

3. [PL/2025/00723](#) 22 Woodborough Road - Two storey front, side and rear extension and front porch and bi-fold doors to rear elevation.

#### **CORSHAM PICKWICK WARD**

4. [PL/2025/00623](#) 15 Chestnut Grange - T5 Yew - 25% crown reduction. T6 Conifer - 20% crown reduction. T7 T8 Yew - 25% crown reduction. T9 T10 Fir - 15% crown thin. T15 Oak - Reduce the crown by 1.5 metres. T16 Fir - Reduce the height by 2 metres. T17 Hawthorn - Fell. T18 Holly - 25% reduction. T20 Horse Chestnut - Fell.

5. Amended/Additional Plans

#### **CHIPPENHAM PARISH**

1. [20/02335/REM](#) Rowden Park, Patterdown Road, Chippenham (Redcliffe Phase 5) - Reserved Matters - Application (Following Outline Application 14/12118/OUT) for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for the erection of 134 dwellings (Phase 5), public open space, play space and associated infrastructure and landscaping.

*Note: previous plans considered by CTC on 29.01.25.  
Decision - Resolved: that the Town Council had no comment on the application.*

#### **CORSHAM PICKWICK WARD**

2. [PL/2024/11536](#) 4 Lancefield Studios, Lancefield Place - **REVISED SITE ADDRESS** - Proposed change of use from workshop/studio into a nano brewery and tap-room and pottery painting studio with a cafe.

*Note: previous plans considered by CTC on 29.01.25.  
Decision - Resolved: that, subject to there being an appropriate ventilation scheme, no objection be raised.  
Concerns were raised regarding parking.*

3. [PL/2024/05384](#) Land North of Bath Road - Outline planning application for residential development (including 30% affordable housing) of up to 150 Dwellings, up to 1550 sqm mixed-use hub (Use Class E), construction of four-arm roundabout junction, secondary pedestrian access, parking, public open space with play space, pedestrian and cycle routes, landscaping, sustainable drainage system (SuDS) and associated infrastructure with all matters reserved except for access.

*Note: previous plans considered by CTC on 17.07.24.  
Decision - Resolved: to recommend refusal of the  
application on the grounds that:*

- i) The site is outside the settlement boundary and has not been identified as a preferred site for housing in the Corsham Neighbourhood Plan, Wiltshire Core Strategy or the Local Plan Review so any approval would be contrary to the Wiltshire Core Strategy [Core Policy 2] and the planned planning process.*
- ii) The site was considered as part of the Local Plan Review site selection process but was not taken beyond stage two, mainly due to the working mine beneath the site. Other factors also included harm to the setting of Guyers House; proximity to the Pickwick Conservation Area and Listed Buildings and that the site is within 1000m of a congested [transport] corridor;*
- iii) Wiltshire Council can demonstrate a four-year housing land supply as required by the NPPF and sufficient provision has been made in the Local Plan Review to meet the town's needs until 2038 without the use of this site;*
- iv) The important ecology on site had not been addressed sufficiently [there is a confirmed bat flight-line within and along the edge of the site and a direct migration route which crosses part of the site. The site is also within the core sustenance zone for both Greater and Lesser Horseshoe bats];*
- v) Loss of a greenfield site of which 80% is categorised as best and most versatile agricultural land which should be protected as such [in line with paragraphs 180 and 181 of the NPPF];*
- vi) Insufficient evidence that the development would not give rise to the unacceptable loss of residential amenity to future occupiers as a result of the consented minerals workings beneath the land [contrary to Core Policy 57 of the Wiltshire Core Strategy];*
- vii) Detrimental effect on the nearby Cotswold Natural Landscape, Corsham Special Landscape Area and Pickwick Conservation*

*Area, Listed Buildings and non-designated heritage assets [contrary to Core Policy 58 and 51 of the Wiltshire Core Strategy];*

- viii) Concerns regarding increased pressure on local infrastructure including schools and doctors;*
- ix) Concerns regarding the local sewer capacity;*
- x) Not a sustainable site in terms of access to schools and other facilities;*
- xi) Concerns that the proposed roundabout on the A4 could worsen the traffic flow.*

## 6. Decisions

### (1) Approvals

#### **CORSHAM LADBROOK WARD**

- \* 1. PL/2024/10823 11 Ludmead Road - Single-storey extension to replace existing garage and form additional ground floor accommodation.
- 2. PL/2024/09917 2-3 Bences Lane - Lawful Development Certificate for an Existing Use - Certificate of lawfulness to demonstrate that the erection of an outbuilding was substantially completed more than 10 years ago.
- 3. PL/2024/10300 33 Broadmead - Single-storey side and rear extension.
- 4. PL/2024/10681 Washing Well Launderette, Alexander Terrace - Proposed alterations including replacement rear extension, front boundary walls and new fenestration and change of materials to walling.

#### **CORSHAM NESTON WARD**

- 5. PL/2024/10406 Unit 7, Leafield Industrial Estate - Rear Extension to Industrial Unit. Amend roof line to suit. Construction of wash down area.

#### **CORSHAM PICKWICK WARD**

- 6. PL/2024/09237 8 Woodlands - Works to a Protected Tree - Subsidence Claim for damage to garage at 8 Woodlands, Pickwick, Corsham regarding T1 Oak located at 9 Woodlands, Pickwick, Corsham, Wiltshire. Agreed works 4.0m height and 2.0m lateral reduction.

7. PL/2024/11194 7 Woodlands - Works to a Protected Tree - T1 - Oak tree - Carry out a 2m Crown Reduction.
8. PL/2024/09057 The Old Stables, Pockeredge Drive - Alterations and extensions to facilitate conversion of former stables/workshop to residential accommodation. Use of 'The Old Stables' as separate dwelling. Associated change of use of land to residential and retention of two domestic outbuildings thereon (Part Retrospective).
9. PL/2024/10983 3 Aldhelm Rise - Single-storey side extension.
10. PL/2024/10996 32 Pickwick - Works to a Listed Building - Recovering of stone-tiled roof and associated thermal upgrades.
- \* 11. PL/2024/08732 55 West Park Road - Single-storey rear flat roof extension, two-storey side extension over existing garage.
12. PL/2024/09271 Puddles Barn, 5A Halfway Firs, Bath Road - Erection of a double garage with first floor loft space for office use including dormer window to front of first floor.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

**CORSHAM GASTARD WARD**

1. PL/2024/10711 21 Gastard Lane - Semi-detached garage with utility and shower room to rear with living accommodation above.

**CORSHAM LADBROOK WARD**

2. PL/2024/09774 60 Priory Street - Construction of a detached dwelling on a part of land at rear of 60 Priory Street.

7. PROPOSED BASE STATION UPGRADE AT CORNERSTONE 12838201) AT HIGHWAYS LAND – VALLEY ROAD/NE, CRESSWELLS, CORSHAM, WILTSHIRE, SN13 9NJ. (NGR E: 386490 N: 170214).

From Cornerstone:

Cornerstone is the UK's leading mobile infrastructure services company. We acquire, manage, and own over 20,000 sites and are committed to enabling best in class mobile connectivity for over half of all the country's mobile customers.

We oversee works on behalf of telecommunications providers and wherever possible aim to:

- promote shared infrastructure
- maximise opportunities to consolidate the number of base stations
- significantly reduce the environmental impact of network development

Cornerstone have identified this site as suitable for an equipment upgrade for Vodafone. The purpose of this letter is to consult with you and seek your views on our proposal before proceeding with the works. We understand that you are not always able to provide site specific comments, however, Cornerstone and Vodafone are committed to consultation with communities for mobile telecommunications proposals and as such would encourage you to respond.

As part of Vodafone network improvement program, there is a specific requirement for an upgrade at this location to improve coverage and capacity by providing 5G coverage in the area.

Mobiles can only work with a network of base stations in place where people want to use their mobile phones or other wireless devices. Without base stations, the mobile phones, and other devices we rely on simply won't work.

Please find below the details of the proposed site and the alternative site options considered and discounted in our site selection process: - Our technical network requirement is as follows: CORNERSTONE 12838201) AT HIGHWAYS LAND – VALLEY ROAD/NE, CRESSWELLS, CORSHAM, WILTSHIRE, SN13 9NJ. (NGR E: 386490 N: 170214).

The site is needed to provide enhanced 2G, 3G, 4G coverage and capacity for Vodafone as well as new 5G service provision to ensure that its customers experience access to the latest technologies currently available. The upgrade will also meet the extra demands on the network in this area as new technologies improve increasing the demand for 4G and 5G technologies. This upgraded site will ensure that Vodafone will be able to utilise the same site and maintain and enhance their coverage in the area as well.

The preferred option is follows:

CORNERSTONE 12838201) AT HIGHWAYS LAND – VALLEY ROAD/NE, CRESSWELLS, CORSHAM, WILTSHIRE, SN13 9NJ. (NGR E: 386490 N: 170214).

The proposed upgrade to an existing base station installation comprising the replacement of a 17.50m high T-Range dual stack pole with a 20.0m high Apollo streetworks pole with 3no. antennas and associated ancillary equipment and development thereto at Highways Land – Valley Road/NE, Corsham.

Details on the proposed drawings: 100A, 200A, 201A, 300A, 301A & 400A.

You will appreciate that the 5G network is being built around the established infrastructure that has been put in place for preceding generations of mobile networks. In this instance, an established Vodafone base station has been identified for upgrade and the only alternative to doing so would be to seek to deploy a new base station elsewhere in the immediate area to retain and improve their existing customer services. Given that the subject base station is now an accepted part of the streetscape, an alternative location has not been sought and we would also highlight that the Code of Best Practice on Mobile Network Development in England advises that the assessment of alternative sites is not generally required when an existing site is being upgraded.

The Local Planning Authority must register and our records of other potential sites have already been reviewed, the policies in the Development Plan have been taken into account and the planning history of the site has been examined.

All Cornerstone installations are designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionizing Radiation Protection (ICNIRP). These guidelines have the support of UK Government, the European Union and they also have the formal backing of the World Health Organisation.

*Plan and details attached. \**

- *For discussion/comment.*

8. Lime Down Solar Park Statutory Consultation: Notice publicising a proposed application for a Development Consent Order

Notice is hereby given that Lime Down Solar Park Limited (Company registration number 13211532) of Unit 25.7 Coda Studios, 189 Munster Road, London, England SW6 6AW (the Applicant), proposes to apply to the Secretary of State (SoS) for Energy Security and Net Zero under Section 37 of the Planning Act 2008 for a Development Consent Order for the Lime Down Solar Park (the Application).

The Lime Down Solar Park will cover a combined area of approximately 2,835 hectares and will consist of the following sites:

- Lime Down A, B, C, D, E: five solar array sites located in Wiltshire currently comprising 878 hectares which lie to the north of the M4, southwest of Malmesbury, between the villages of Alderton, Luckington, Sherston, Foxley, Norton, Corston, Startley, Upper Seagry, Lower Stanton St Quintin and Hullavington.
- The solar array sites will include solar panels, conversion units, inverters, and up to five 33 kV substations located in Lime Down A to E and up to three 132 kV substations located in Lime Down A, C and E. There will be one 400 kV substation located within Lime Down D.
- One or two Battery Energy Storage System (BESS) areas, both of which will be located within Lime Down D.
- A cable route search area has been identified for the underground electricity cables connecting the Lime Down A to E solar array sites, substations, and the BESS to the national grid at the existing Melksham Substation, currently comprising 1,947 hectares.
- Associated infrastructure, mitigation and enhancement measures, and other ancillary works, for example, fencing, security, local grid connections, temporary access roads, permanent means of access, highway works, temporary works compounds and work sites.

### **Consultation on Lime Down Solar Park**

Lime Down Solar Park is currently in the pre-application stage of the DCO application process. As such, the Applicant is required to carry out consultation on the proposed DCO application before it is submitted. Your feedback as part of this consultation will be considered before the DCO application is finalised and will also be reported to the Planning Inspectorate when the DCO application is submitted. Any representations you have already made will also be reported.

We are writing to you as you have been identified as a consultee for the purpose of section 42(1)(a) of the 2008 Act as a prescribed person(s).

**Please find attached a letter and Section 48 Notice for your attention.**

- *For information.*

## **Launch of statutory consultation on proposals for Lime Down Solar Park**

From Will Threlfall  
Senior Project Development Manager  
Island Green Power

Dear David Martin,

I am writing to you in your capacity for Corsham Town Council to confirm the launch of statutory consultation on our detailed proposals for Lime Down Solar Park – the solar and energy storage project we are developing in Wiltshire, along with associated infrastructure to connect the Project to the national grid at Melksham substation.

With an anticipated generation capacity of up to 500 megawatts (MW) Lime Down Solar Park could deliver enough affordable, clean electricity to power around 115,000 homes and help achieve Net Zero targets, while providing energy security of supply and value to us all. As we work to deliver this vision, we want to ensure people living and working in the area have the opportunity to inform and influence the development of our proposals.

**Consultation is open from 29 January to 19 March 2025.**

The proposals we're sharing as part of this statutory consultation have been informed by comments submitted to the first stage of consultation we held in 2024, together with findings from ongoing environmental and technical surveys. This has enabled us to refine and shape a more detailed design for the Project and incorporate measures that would reduce its impact on neighbouring communities and residents, while being sensitive to the local landscape, preserving wildlife and habitat, and also providing environmental and ecological enhancements. Over the course of this consultation, we would particularly like to invite your views on areas including the indicative masterplan, visual impact considerations, and the underground electrical connection between the solar development areas, Project substation and Melksham Substation so we can finalise our proposals ahead of submitting our application for development consent to the Planning Inspectorate in 2025.

### **Publicising the consultation**

We want to raise awareness of this consultation with as many people as possible and encourage them to provide us with their views. Please consider sharing the materials and information listed below through your own channels (for example websites, community forums, social media).

Advertising



We have posted a **Consultation Leaflet** to over 14,000 homes and businesses in vicinity of the Project to let people know that the consultation is taking place; signposting them to where they can find more information about the Project, what we're consulting on and how they can take part. These leaflets started to arrive with people from the beginning of this week.

We have issued a press release to regional print, broadcast and online media outlets to build awareness, and placed advertisements for the consultation in local media outlets (print and online).

Posters have also been distributed to local community venues and we have written to all those who have registered their details to directly receive information and updates about the Project.

## Documents

The **Preliminary Environmental Information Report (PEIR)** and associated **Non-technical Summary (NTS)** have been published on the Project website. This is a technical report that sets out the environmental considerations of the proposals and further information about how our proposals seek to mitigate and reduce potential impacts associated with the development.

A **Document Navigation Booklet** and **Project Information Booklet** have been produced to provide further details about the consultation on and our proposals for the Project.

In addition, printed and online versions of a Project Feedback Form are available so people can share their views on our proposals with comments being specifically invited on areas including:

- the strategic masterplan for the solar sites;
- the cable route search corridor for the underground grid connection; and,
- measures we are proposing to reduce the environmental effects of the Project.

We also continue to invite suggestions for projects and initiatives we could support to benefit communities for deliver community benefits.

All the documents listed above are available to view and download from Documents section of the Project website [HERE](#). They will be available to view at in-person information events taking place (see below) and can also be found at community access points (included at the bottom of this correspondence) in hard copy format.

## Public information events

We are inviting individuals to come along to in-person and online information events we are holding over the course of the consultation period and speak with members of the Project team to find out more about the Project, what we're consulting on and how they can take part. The schedule of events is set out below.

- **Wednesday 05 February 2025** 18:30 – 20:00  
Online (Zoom) - register to attend via [Project website](#) or by [clicking here](#).

- **Friday 07 February 2025** 14:30 – 19:30  
Sherston Village Hall, High Street, Sherston, Malmesbury, SN16 0LQ
- **Saturday 08 February 2025** 11:00 – 15:00  
Hullavington Village Hall, Hill Hayes Lane, Hullavington, Chippenham, SN14 6EB
- **Wednesday 12 February 2025** 14:30 – 19:30  
Grittleton Village Hall, The Street, Grittleton, Chippenham, SN14 6AW
- **Thursday 13 February 2025** 14:30 – 19:30  
Corsham Town Council Hall, Town Hall, 65 High Street, Corsham, SN13 0EZ
- **Friday 14 February 2025** 14:30 – 19:30  
Malmesbury Town Hall, Cross Hayes, Malmesbury, SN16 9BZ
- **Saturday 15 February 2025** 11:00 – 15:00  
Luckington Village Hall, Bristol Road, Luckington, Chippenham, SN14 6NP
- **Tuesday 25 February 2025** 14:30 – 19:30  
Goss Croft Hall, Startley Road, Upper Seagry, Chippenham, SN15 5HD
- **Wednesday 26 February 2025** 17:30 – 20:30  
Shaw CofE Primary School, Corsham Road, Shaw, Melksham, SN12 8EQ
- **Thursday 27 February 2025** 18:30 – 20:30  
Online (Zoom) - register to attend via [Project website](#) or by [clicking here](#).

In-person information events will take the form of a drop-in session at which interested parties will be able to view copies of the consultation documents, maps and plans and speak with members of the Project team. Anyone wishing to do so will be able to join one of the online events, which will take the form of a webinar, via telephone or the internet. These will take the form of a presentation followed by a moderated question and answer session.

Those wishing to attend an online event are requested to register in advance via the Project webpage.

### **Finding out more**

The Project website has been updated with information about what we are consulting on and includes the option for people to submit feedback online. People are also encouraged to register their details with us so we can contact them directly when new information about the Project and future engagement and consultation becomes available.

Anyone with questions about the Project or requiring further information can contact the Community Relations team directly using any of the following methods:

- Freephone: 0808 175 6656 (open 09.00 –17.00, Mon-Fri)
- Email: [info@limesdownsolar.co.uk](mailto:info@limesdownsolar.co.uk)
- Mail: FREEPOST Lime Down Solar (no stamp required)

Please scroll to the bottom of this update to see the list of Community Access Points where you can view hard copies of the consultation materials, along with more information to facilitate access.

## Providing feedback to the consultation

People can submit their feedback to the consultation online via the Project website. Views and comments can also be submitted in writing by completing a printed feedback form, copies of which will be available at in-person events or can be requested by contacting the Community Relations Team. All people need to do is complete as many sections of the form as they wish and then hand it in at one of the in-person events or post it to us at FREEPOST Lime Down Solar.

Any emails received via the Project email, or letters sent to the Project Freepost address during the consultation period will also be considered as feedback.

The deadline for receipt of feedback to the consultation is 23:59 on Wednesday 19 March 2025.

## Next steps

Further to consultation closing, we will review all the feedback submitted and then review our proposals in light of the views and comments received so we can finalise and submit an application for development consent to the Planning Inspectorate. We anticipate this happening in Autumn 2025.

If you have any questions about consultation now underway, please do contact us by calling the Project freephone 0808 175 6656 or emailing [info@limedownsolar.co.uk](mailto:info@limedownsolar.co.uk). In the meantime, we welcome any comments you have on our proposals and look forward to the possibility of meeting you at one of our information events.

Lime Down Solar Park - Community access points

- **Corsham Library** - Springfield Community Campus, Beechfield Road, Corsham, Wiltshire, SN13 9DN

Mon (staffed): 09:00 – 19:00

Tues (staffed): 09:00 – 17:00

Weds (staffed): 09:00 – 17:00

Thurs (staffed): 09:00 – 17:00

Fri (staffed): 09:00 – 19:00

Sat (staffed): 09:00 – 17:00

Sun (not staffed)

- **Melksham Library** - Melksham Community Campus, Market Place, Melksham, Wiltshire, SN12 6ES

Mon (staffed): 09.30 – 19:00

Tues (staffed): 09.30 – 17:00

Weds (not staffed).

Thurs (staffed): 09.30 – 19:00

Fri (staffed): 09.30 – 17:00

Sat (staffed): 09.30 – 17:00

Sun (not staffed)

- **Malmesbury Library** - 24 Cross Hayes, Malmesbury, Wiltshire, SN16 9BG

Mon: 14:00 – 19:00  
Tues: 09:30 – 17:00  
Weds: 09:30 – 17:00  
Thurs: closed  
Fri: 09:30 – 19:00  
Sat: 09.30– 13:00  
Sun: closed

- **Chippenham Library** - Timber Street, Chippenham, Wiltshire, SN15 3EJ

Mon: 10:00 – 19:00  
Tues: 09:00 – 17:00  
Weds: 09:00 – 13:00  
Thurs: 09:00 – 19:00  
Fri: 09:00 – 19:00  
Sat: 09:00 – 17:00  
Sun: closed

Hard copies of the Consultation Leaflet, Project Information Booklet and the Consultation Feedback Form will be available to take away free of charge. Please note that due to limited space at **Corsham Library** and **Melksham Library** hard copies of the consultation materials will only be available to view during staffed hours when it is possible to request assistance from a member of staff to provide access to the documents.

Electronic copies of all the consultation documents may be viewed on a computer at the above community access points from **29 January and 19 March 2025**. While access to computers at these information points is free, the venues require visitors to show proof of identity to use an on-site computer.

**More information is available at [www.wiltshire.gov.uk/libraries-accessing-computers](http://www.wiltshire.gov.uk/libraries-accessing-computers). We recommend contacting the venues to check the opening times prior to visiting.**

#### **Communication Lines**

- [info@limesdownsolar.co.uk](mailto:info@limesdownsolar.co.uk)
- Freephone - 0808 175 6656 (open 09.00-17.00 Monday to Friday excluding bank holidays)
- FREEPOST Lime Down Solar Park
- [www.limesdownsolar.co.uk](http://www.limesdownsolar.co.uk)

**Attached is the proposed cable route with the parish boundary marked\***

- *For information/discussion.*

Councillors' decisions on planning applications are based on the information available to them at the time of the meeting.