

**Minutes of the Council (Planning) Meeting held on  
Wednesday 10 January 2024**

**Present** Councillor H Belcher OBE (Chair)  
Councillors S Abbott, N Brakspear, J Brook, A Brown,  
R Hopkinson, A Jones, A Thomas, A White and R Williams.

**In Attendance** Mrs K Gilby (Finance and Planning Officer)

**In Attendance online** Councillors T Bush, T Ellis and N Farmer.

**PL 83/23 Apologies**

Apologies were received from Councillors M Jackson, G McCaffrey and J Robertson.

**PL 84/23 Public Question Time and Petitions**

There were none.

**PL 85/23 Declarations of Interest**

There were none.

**PL 86/23 Applications**

**CORSHAM LADBROOK WARD**

[PL/2023/10998](#) The Rectory, Newlands Road - Notification of proposed works to trees in a conservation area - H1 - Conifer hedge. Overgrown. Cut lateral spread back to boundary on neighbour's side as encroaching on neighbour's property.

*Resolved: that no objection be raised. Concerns were raised that the hedge is also encroaching onto the footpath.*

[PL/2023/10905](#) 55 Pickwick Road - Proposed Works to Trees in a Conservation Area - T1 - Section fell Apple tree in centre of lawn to as close to ground level as possible. T2 - Section fell Pine tree to as close to ground level as possible.

*Resolved: that no objection be raised. The Town Council asks that the trees be replaced if possible.*

[PL/2023/10560](#) Land South of Dicketts Road - Outline planning permission: Some matters reserved - Outline planning permission for the development of up to 24 dwellings and associated works with all matters reserved except for access.

*Resolved: to object to the proposal on the grounds that the development is not needed in Corsham at this time; following MP Michael Gove's statement on 20 December, and the changes to the NPPF, there is no longer a need for Wiltshire Council to demonstrate a five-year housing land supply, so the presumption in favour of sustainable development is not engaged; the proposal is contrary to Corsham Neighbourhood Plan Policy CNP H1; that whilst the application proposes setting up a management company to look after the open spaces the Town Council would welcome discussions about taking over the management of the open spaces in accordance with CNP Policy HW3 – 'Community green space (including formal and informal sports pitches) identified in Figure 5 (on page 28 and shown in more detail on Maps A1 to A4 in Appendix 2) will be safeguarded and enhanced through new development proposals. Developers must engage with Corsham Town Council at an early opportunity to discuss and potentially secure the long-term management of the open spaces in the public interest' (this could be secured via a Section 106 Agreement); that the proposed road layout is not the preferred one and could compromise a link through to the Corsham Railway Station site at a later date; and that some of the significant trees on site may require protection via a Tree Preservation Order; that the application does not contain a contamination report as recommended by the Local Plan Review.*

*If Wiltshire Council is minded to approve the application, the Town Council asks whether the road layout could be reconsidered with a view to repositioning it on the southern boundary in line with Corsham Town Council's developing strategic plans as part of its Neighbourhood Plan Review to relieve heavy traffic along Dicketts Road and enable future access to the Corsham Railway Station site; if future management of the open spaces could be discussed and potentially secured through a Section 106 Agreement with Corsham Town Council; could confirm whether 10% biodiversity net gain is required and, if so, could ensure that it is delivered either on site or in close proximity to the site and, if possible, its location agreed in consultation with the Town Council; that Wiltshire Council's Arboricultural Officer be asked to review the arboricultural assessment and consider whether TPOs should be placed on the most valuable trees on the site (T2, T4, T8 and T16); and that swift bricks be incorporated into any dwellings.*

## CORSHAM NESTON WARD

[PL/2023/10233](#) Hawthorn Works and Former SQ2 Factory Building, Spring Park, Westwells Road - Erection of a new data centre and plant, vehicle access, parking and highway works, enclosures, landscaping, drainage and attenuation features and other associated works and infrastructure.

*Resolved: that no objection be raised.*

## CORSHAM PICKWICK WARD

[PL/2023/11212](#) 1 Chestnut Grange - Consent under Tree Preservation Orders - Two London Plane trees (T9 and T10 of TPO N 163) - 30% crown reduction.

*Resolved: that no objection be raised.*

[PL/2024/00021](#) Garden House, Pickwick - Notification of proposed works to trees in a conservation area - T1, T2 and T3 - Three Hornbeam trees – fell. T4 - Cherry tree – fell. T5 - Fig tree - prune and remove one limb.

*Resolved: that no objection be raised. The Town Council asks that the trees be replaced if possible.*

### PL 87/23 Amended/Additional Plans

There were none for this meeting.

### PL 88/23 Decisions

(1) Approvals

## CORSHAM GASTARD WARD

PL/2023/09636 The Old House, 4 Westrop - Proposed Works to Trees in a Conservation Area - Cherry Tree - deadwood. Walnut Tree - remove dead branch. Two Monterey Cypress Trees - remove deadwood.

PL/2023/08789 The Stables, Park Farm, Westrop - Lean-to store extension to dwelling.

PL/2023/10057 15 Westrop - Proposed Works to Trees in a Conservation Area - Fell the following: T1 - Apple tree, T2 - Two Willow trees, T3 - Horse Chestnut Tree, T4 - Two Poplar Trees. T6 - Poplar tree. TG1\*- Mixed Species and SG2\*- Mixed Species. \*Please note that the plants within groups TG1 and SG2 are considered to be below the 75mm stem diameter threshold.

## **CORSHAM LADBROOK WARD**

- PL/2023/09489 Ash Villa, 5 Pound Pill - Proposed Works to Trees in a Conservation Area - T1 Liquidambar - reduce by one third. T2 Norway Maple 'Crimson King' - reduce back to previous pruning points. T3 Field Maple - reduce back to previous pruning points. T4 Hornbeam - reduce and shape by one third.
- PL/2021/08410 Southcote, Lacock Road - Proposed Works to Trees in a Conservation Area - Beech (T1) Reduce by 3 metres height, 3 metres spread over the school entrance (where the tree has some extended limbs) and 2 metres on the tree's other side. Ash (T2) - Fell due to Ash dieback. Lawson Cypress (T3 and T4) – Fell; too large for their setting. Ash (T5 to T10) - Fell due to signs of Ash dieback. Flowering Cherry (T11) – Fell; this small overmatured tree has considerable dieback in its canopy. Hedge of Lawson Cypress and Thuja (H1) - Reduce to half height (approximately 8 metres height) and trim the sides. Prunus cerassifera (T12) – Fell; this tree is taking up a considerable space in the garden while looking untidy. Larch (T13 to T15) - Crown lift to 4 metres above the ground to allow the space under the trees to be used. Norway Spruce (T16) – Fell; this tree is suppressed and in poor condition.

## **CORSHAM NESTON WARD**

- PL/2023/09832 The Old School House, Church Rise - Proposed Works to Trees in a Conservation Area - Beech Tree - 25% reduction.

## **CORSHAM PICKWICK WARD**

- PL/2023/09741 20 Barn Close - Single-storey side extension.
- PL/2023/00891 17 Burn Road - Rear two-storey extension.

### **(2) Refusals**

There were none for this meeting.

### **(3) Withdrawn**

## **CORSHAM GASTARD WARD**

- PL/2023/09225 The Old Quarry, Velle Hill - Construct a small wooden stable block and associated hard standings. Change of use to equestrian.

**CORSHAM LADBROOK WARD**

PL/2023/10070 3 Manor Road - Annexe providing two bedsit rooms.

The meeting commenced at 7.30pm and closed at 8.14pm. There was one member of the public in attendance online.

---

CHAIR

---

DATE

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