

**Minutes of the Council (Planning) Meeting held on
Wednesday 14 May 2025**

Present Councillor A Brown (Chair)
Councillors N Brakspear, J Brook, T Ellis, B Keeler, G McCaffery
and R Munn

In Attendance Mrs K Gilby (Head of Finance and Administration)
Mrs L Moor (Finance and Planning Officer)

In Attendance Online Councillors R Hopkinson and G Ward

PL 01/25 Apologies

Apologies were received from Councillors S Abbott and A White.

PL 02/25 Public Question Time and Petitions

There were none.

PL 03/25 Declarations of Interest

Cllr T Ellis declared a non-pecuniary interest in application PL/2025/03843 - Ridgefield Farm, Green Road, The Ridge - Proposed extensions to existing agricultural dwelling house and ancillary works, as she lives in the vicinity of the site. She remained in the room during the discussion and decision on the item.

PL 04/25 Applications

CORSHAM GASTARD WARD

[PL/2025/03784](#) 2 and 3 Chapel Hill - Demolition of double garages in a conservation area.

Resolved: that no objection be raised.

[PL/2025/03843](#) Ridgefield Farm, Green Road, The Ridge - Proposed extensions to existing agricultural dwelling house and ancillary works.

Resolved: to object to the proposal on the grounds that it would represent overdevelopment of the site as the size and scale of the extension would be excessive in an agricultural setting. If approved, the resultant dwelling

would have a detrimental visual impact especially from the existing Public Rights of Way.

CORSHAM LADBROOK WARD

[PL/2025/03446](#) Corsham Court, High Street - Proposed internal alterations and replacement of fittings to bathroom in first floor private apartment.

Resolved: that, subject to the approval of Wiltshire Council's Conservation Officer, no objection be raised.

[PL/2025/03839](#) 26 Priory Street - Notification of proposed works to trees in a Conservation Area - Lawson Cypress Sp (T1), Crown Lift on West side by 2.00m and Crown Lift on South side by 2.00m.

Resolved: that no objection be raised.

[PL/2025/03815](#) 95 Priory Street - Proposed single-storey side extension.

Resolved: that the Town Council had no comment as the site plans are too unclear to make a judgement.

[PL/2025/03823](#) Laurel Tree Cottage, 12 Cross Keys - The proposed works would involve removing the existing hedge while leaving existing 1m stone wall and adding a freestanding privacy screen atop existing stone wall.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2025/03434](#) 7A Pickwick - To build a dormer on the left-hand side of the building to match the one on the right.

Resolved: that no objection be raised.

[PL/2025/03715](#) 19 Home Mead - Rear single-storey extension (demolish conservatory) and internal alterations.

Resolved: that no objection be raised.

PL 05/25 Amended/Additional Plans

CHIPPENHAM PARISH

1. [PL/2025/03847](#) Land at Rowden Park (Phase 5), Patterdown Road, Chippenham - Variation of Conditions 3, 9 and removal of Condition 10 of 20/02335/REM.

Resolved: that the Town Council had no comment to make on the application.

PL 06/25 Decisions

(1) Approvals

CORSHAM GASTARD WARD

- PL/2025/01965 Coppershell Farm, Coppershell - Change of use of the land from agriculture to animal rescue including 29 structures for accommodating/sheltering animals and storage ancillary to the use, and approx. 170m stretch of hardcore gravel track.
- PL/2024/11692 Easton Court Farm, Easton - Proposed earth-banked slurry lagoon.

CORSHAM LADBROOK WARD

- PL/2025/02223 Washing Well Launderette, Alexander Terrace - Proposed Change Of Use to Barbers.
- PL/2024/07498 9 Southerwicks - Proposed side extension to provide annex with alterations to existing access to improve parking and turning within site.
- PL/2024/11536 4 Lancefield Studios, Lancefield Place - Proposed Change Of Use from workshop/studio into a nano brewery and tap room and pottery painting.
- PL/2025/02558 4 Prospect - Proposed two-storey side and single-storey rear extension and replacement outbuilding.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 07/25 Planning Appeal Notification

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

APPELLANTS NAME: Elaine Lucking
APPEAL SITE: 34 Brook Drive, Corsham, SN13 9AU
PLANNING APPLICATION REF: PL/2025/01307
PROPOSED DEVELOPMENT: Loft conversion with rear flat roof dormer
INSPECTORATE REFERENCE: APP/Y3940/D/25/3363885
APPEAL START DATE: 15 April 2025

The appeal is Against a Refusal in respect of the above site, and is to be decided on the basis of Householder- Fast Track procedure set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit further comments. We will however forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal.

You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request to the Planning Inspectorate within four weeks of the appeal's starting date using the online facility at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN.

Documents relating to the appeal(s) can be viewed on the Council website by searching the application reference at <https://development.wiltshire.gov.uk/pr/s/>.

The Planning Inspectorate aims to deal with appeals which follow the procedure described above within eight weeks of the appeal starting date. The Planning Inspectorate will publish copies of appeal decisions on the Planning Portal website at www.planningportal.gov.uk/pes.

Resolved: That the Planning Appeal Notification be noted.

PL 08/25 Planning Appeal Decisions

9 Orchard Road

Appeal Ref: APP/Y3940/D/25/3361173

The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.

The appeal is made by Corsham Loft Conversions against the decision of Wiltshire Council.

The application Ref is PL/2024/05415.

The development proposed is described as a side extension with two Velux windows and extend the porch.

Decision 1. The appeal is dismissed.

16 Kings Avenue

Appeal Ref: APP/Y3940/W/24/3357063

The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.

The appeal is made by Mr S Dunford against the decision of Wiltshire Council.

The application Ref is PL/2024/07462.

The development proposed is the erection of two, two-bedroom semi-detached dwellings.

Decision 1. The appeal is dismissed.

Resolved: that the Planning Appeal Decisions be noted.

The meeting commenced at 7.00pm and closed at 7.25pm. There was one member of the public present at the meeting.

CHAIR

DATE

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