

**Minutes of the Council (Planning) Meeting held on
Wednesday 29 January 2025**

Present Councillor A Brown (Chair)
Councillors H Belcher OBE, N Brakspear, J Brook, T Ellis, N Farmer,
G McCaffery, R Munn, G Ward, A White and R Williams.

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

In Attendance Online Councillor R Hopkinson.

PL 87/24 Apologies

Apologies were received from Councillors S Abbott, J Robertson, A Thomas and L Waugh.

PL 88/24 Public Question Time and Petitions

There were none.

PL 89/24 Declarations of Interest

Councillor T Ellis declared a pecuniary interest in application PL/2024/11553 Ridgefield Farm, Green Road, The Ridge - Replacement of a commercial building, as she lives close to the application site and her property could be adversely affected by an increase of traffic. She left the room during the discussion and decision on the item.

Councillor N Farmer declared a non-pecuniary interest in applications PL/2024/11628 and PL/2025/00041 Barn at Overmoor Farm, Neston - Full Planning Permission and Listed Building Consent - Change of use of office premises to create new dwelling, as an acquaintance of the applicant. He remained in the room during the discussion and decision on the item.

PL 90/24 Applications

CORSHAM GASTARD WARD

[PL/2024/11553](#) Ridgefield Farm, Green Road, The Ridge - Replacement of a commercial building.

Resolved: that, whilst the Town Council has no objection to this proposal, concerns were raised regarding the increased industrialisation on this site and the resultant increase in traffic in this rural area, on inappropriate roads. Concerns were also raised regarding the visual impact of this proposal especially from the Public Right of Way.

[PL/2024/11692](#) Easton Court Farm, Easton – Proposed earth-banked slurry lagoon.

Resolved: that no objection be raised. Concerns were raised regarding rainwater runoff and the Town Council would like to be assured that this would be dealt with appropriately.

CORSHAM LADBROOK WARD

[PL/2025/00321](#) Arnold House, 31 High Street - Notification of proposed works to trees in a Conservation Area - T01 - Holly tree – fell. T02 - Maple tree - reduce one low branch by 2m and remove deadwood. T03 - Sycamore tree - cut back to provide clearance from house roof.

Resolved: that the application be noted.

[PL/2025/00263](#) Ivy House, 2 Priory Street - Notification of proposed works to trees in a Conservation Area - T1 Sycamore - fell. Poor structural condition, with two V-shaped included unions. Replant with fastigiate Tulip tree.

Resolved: that no objection be raised.

[PL/2025/00549](#) Land East of Bences Lane - Notification of proposed works to trees in a conservation area - 17 Horse Chestnut trees - tree works as per tree survey report attached to the application.

Resolved: that the application be noted.

CORSHAM NESTON WARD

[PL/2024/11628](#)
[PL/2025/00041](#) Barn at Overmoor Farm, Neston - Full Planning Permission and Listed Building Consent - Change of use of office premises to create new dwelling.

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

CORSHAM PICKWICK WARD

[PL/2024/11575](#) The Old Coachhouse, Pickwick Park, Park Lane - Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses - Conversion of two-storey office building to form two flats.

Resolved: to object to the proposal on the grounds that this would lead to a loss of employment space in the town; lack of amenity space; would constitute an inappropriate use in amongst business units; unacceptable access to the second-floor flat and concerns that the lack of a Heritage Statement means that the effect of the proposal on nearby Listed Buildings and the Conservation Area has not been properly assessed.

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

Resolved: that, subject to there being an appropriate ventilation scheme, no objection be raised. Concerns were raised regarding parking.

PL 91/24 Amended/Additional Plans

CHIPPENHAM PARISH

[20/02335/REM](#) Rowden Park, Patterdown Road, Chippenham (Redcliffe Phase 5) - 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.

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

PL 92/24 Decisions

(1) Approvals

CORSHAM GASTARD WARD

PL/2024/05424 2 Monks Lane - Works to a Listed Building - Replace the existing windows.

PL/2024/09843 1 Linleys - Proposed demolitions and two-storey extension, new reception and adjoining corridor to laundry and new 'Z' link to Warrington Lodge.

CORSHAM LADBROOK WARD

PL/2024/04749 1 Priory New Road - Demolition of two-storey rear extension and single-storey garage to facilitate new two-storey rear and side extensions with further internal alterations to create more liveable accommodation.

PL/2024/10097 16 Brook Drive - Proposed erection of a two-storey side extension.

PL/2024/10167 28 Ludmead Road - Installation of exterior porcelain tile to front elevation.

PL/2024/05415 9 Orchard Road - Side extension with two Velux windows and extend the porch.

CORSHAM NESTON WARD

* PL/2024/10281 34 Westwells - Proposed extensions and alterations.

PL/2024/10781 Neston Primary School, Church Rise - Proposed Works to Trees in a Conservation Area - G0970 Willow - Remove Split Limb; 0980 Field Maple - Remove Squirrel Damaged Branches; G0989/G0721 Elms - Fell 10 dead Elms; G0989 Monolith - Fell unstable monolith; Dead Scots Pine - Fell; 0714 Sycamore - Remove branches and deadwood in upper canopy; 0717 Sycamore - Remove deadwood; 0740 Wild Cherry – Fell.

CORSHAM PICKWICK WARD

PL/2024/07823 5 St Barbaras Road - Proposed demolition of existing side extension and replacement two-storey side extension.

PL/2024/09237 8 Woodlands - Subsidence Claim for damage to garage at 8 Woodlands, Pickwick, Corsham regarding T1 Oak located at 9 Woodlands, Pickwick, Corsham, Wiltshire. Agreed works 30% Crown Reduction.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

CORSHAM LADBROOK WARD

PL/2024/04508 14A High Street - Proposed window replacements.

PL 93/24 Planning Appeal Notifications

1. TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME:	Mr S Dunford
APPEAL SITE:	16 Kings Avenue, Corsham, SN13 0EF
PLANNING APPLICATION REF:	PL/2024/07462
PROPOSED DEVELOPMENT:	Erection of 2no., 2-bedroomed semi-detached dwellings.
INSPECTORATE REFERENCE:	APP/Y3940/W/24/3357063
APPEAL START DATE:	13 January 2025

An appeal has been made to the Planning Inspectorate in respect of the above site.

The appeal is Against a Refusal in respect of the above site and is to be decided on the basis of Written Representations procedure set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

Resolved: to write to the Planning Inspectorate to reiterate the Town Council's previous objection and indicate our support of Wiltshire Council's reasons for refusal.

2. TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME: Mr Peter Andrews
APPEAL SITE: Land to the West of Travis Perkins
Trading Company, Lanes End, Gastard,
Corsham, SN13 9QS
PLANNING APPLICATION REF: PL/2023/11159
PROPOSED DEVELOPMENT: Construction of 4no dwellings and
associated works
INSPECTORATE REFERENCE: APP/Y3940/W/25/3358507
APPEAL START DATE: 22 January 2025

An appeal has been made to the Planning Inspectorate in respect of the above site.

The appeal is Against a Refusal in respect of the above site and is to be decided on the basis of the Written Representations procedure set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

Resolved: to write to the Planning Inspectorate to reiterate the Town Council's previous objection and indicate our support of Wiltshire Council's reasons for refusal.

PL 94/24 Town and Country Planning Act 1990 S.257 Footpath Corsham 66

Town and Country Planning Act 1990 Section 257
The Proposed Diversion of Footpath Corsham 66

Wiltshire Council made the above Order on 10 January 2025. Attached is a copy of the Order, the Order Plan and the Notice of making the Order. *

Previously it had only been possible to make an order under Section 257 of the Town and Country Planning Act 1990 where planning permission was already granted under part III of the 1990 Act, however the amendment of the 1990 Act under the Growth and Infrastructure Act 2013, also allows an order to be made where an application for planning permission has been made under part III of the 1990 Act and where, if the application is granted, it would be necessary to divert the footpath in order to enable the development to continue. Any such order cannot be confirmed until full planning permission has been granted. Should planning permission be refused a made diversion order would be abandoned and the right of way would remain in situ.

Resolved: that the Order for the diversion of Footpath 66 be noted.

PL 95/24 Lime Down Solar Park Updates

Statutory Consultation will take place from Wednesday 29 January to Wednesday 19 March 2025.

Island Green Power had confirmed details for the second stage of consultation on its refined plans for Lime Down Solar Park – a new renewable energy

development proposed in Wiltshire. The consultation would begin on Wednesday 29 January 2025 and run until Wednesday 19 March 2025.

During the seven-week consultation period, they would host a series of in-person and online events, encouraging local communities and interested parties to attend to find out more about the project and how they can provide feedback.

Event details

- **Wed 5 Feb** (1830–2000) – ONLINE WEBINAR (Zoom)
- **Fri 7 Feb** (1430–1930) – Sherston Village Hall, SN16 0LQ
- **Sat 8 Feb** (1100–1500) – Hullavington Village Hall, SN14 6EB
- **Wed 12 Feb** (1430–1930) – Grittleton Village Hall, SN14 6AW
- **Thurs 13 Feb** (1430–1930) – Corsham Town Council Hall, SN13 0EZ
- **Fri 14 Feb** (1430–1930) – Malmesbury Town Hall, SN16 9BZ
- **Sat 15 Feb** (1100–1500) – Luckington Village Hall, SN14 6NP
- **Tues 25 Feb** (1430–1930) – Goss Croft Hall, SN15 5HD
- **Wed 26 Feb** (1730–2030) – Shaw CofE Primary School, SN12 8EQ
- **Thurs 27 Feb** (1830–2000) – ONLINE WEBINAR (Zoom)

The Statement of Community Consultation (SOCC) for Lime Down Solar Park was published on Tuesday 14 January 2025.

The final SoCC sets out how Lime Down Solar Park Limited intends to carry out statutory consultation on the proposals for Lime Down Solar Park. It provides details of how and when the local community will be consulted and the channels available to respond to the consultation.

A copy of the of the SoCC and the Section 47 Notice could be viewed on the website www.limedownsolar.co.uk/documents.

Printed copies of the SoCC were also available to view at document inspection locations as follows:

- **Corsham Library**
Springfield Community Campus, Beechfield Road, Corsham, Wiltshire, SN13 9DN
- **Melksham Library**
Melksham Community Campus, Market Place, Melksham, Wiltshire, SN12 6ES
- **Malmesbury Library**
24 Cross Hayes, Malmesbury, Wiltshire, SN16 9BG
- **Chippenham Library**
Timber Street, Chippenham, Wiltshire, SN15 3EJ

Corsham Town Council has an online pre-meeting with Lime Down Solar booked for 5.45pm on Wednesday 12 March.

Peter Richardson, Community Action: Whitley and Shaw (CAWS) Chair and Parish Councillor had sent the following update:

As I have been copying many of you on much of our Working Group correspondence, I just wanted to provide an update regarding the proposed Lime Down Solar BESS in Whitley.

The developer published his Statement of Community Consultation (SoCC) yesterday. This sets out a very high-level description of the scheme that will go into the next round of consultation starting on 29 January 2025. I am very pleased

to report that Whitley has now been deselected as a potential Lime Down Solar BESS location.

As you might expect, the community here are delighted by this decision. However, they also feel for the residents of Hullavington/Corston which is where the BESS(s) will be located if the scheme goes ahead. With that in mind, we have a meeting at the end of the month with the Stop Lime Down group to see how we might best work together going forward.

Our main focus now is on ensuring that the cable run route (if the scheme goes ahead) and the connection to the Melksham Substation is sensible, appropriately engineered, safe, and provides the minimum level of disruption to residents and businesses.

In addition, our Working Group will remain active as there are many other Renewable/BESS schemes either already in place (such as the BESS at Whitley Golf Club) or on the horizon (such as Wicks Farm and Whistlemead) which will have an impact here. For that reason, much of the work we are doing with regulators, government, and planning authorities et al will continue.

Thank you for your support.

Corsham Town Council has a pre-meeting booked with Stop Lime Down at 5.45pm on Wednesday 19 February at Corsham Town Hall.

Resolved: that the information and upcoming meetings be noted.

The meeting commenced at 7.00pm and closed at 7.48pm. There were no members 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.