

**Minutes of the Council (Planning) Meeting held on
Wednesday 2 April 2025**

Present Councillor A Brown (Chair)
Councillors S Abbott, H Belcher OBE, T Ellis, N Brakspear,
J Brook, A White.

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

In Attendance Online Councillor T Bush

PL 113/24 Apologies

Apologies were received from Councillors N Farmer, R Munn, J Roberton,
A Thomas and G Ward.

PL 114/24 Public Question Time and Petitions

There were none.

PL 115/24 Declarations of Interest

Cllr A Brown declared a non-pecuniary interest in application 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, as his wife volunteers at Coppershell Farm. He remained in the room
during the discussion and decision on the item.

PL 116/24 Applications

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.

Resolved: that no objection be raised.

[PL/2025/02797](#) 21 Gastard Lane - Semi-detached annex with utility and
shower room.

Resolved: that, subject to a condition that the annex remains in the same planning unit as the main house, no objection be raised.

CORSHAM LADBROOK WARD

[PL/2025/02223](#) Washing Well Launderette, Alexander Terrace - Proposed change of use to Barbers.

Resolved: that no objection be raised.

[PL/2025/02371](#) Shaunaks Pharmacy Limited, The Porch Surgery, Beechfield Road - Installation and Operation of Prescription Medicine Dispenser and Associated Works.

Resolved: that no objection be raised. The Town Council would appreciate assurance that the dispenser would be fully accessible for those who are less able.

[PL/2025/02285](#) 16 Kings Avenue - Demolition of existing garage adjacent to 16 Kings Avenue and the erection of a three-bedroom detached dwelling.

Resolved: that no objection be raised.

[PL/2025/02558](#) 4 Prospect - Proposed two-storey side and single-storey rear extension and replacement outbuilding.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

[PL/2025/02457](#) Garden Cottage, Jaggards Lane - Removal of Condition 3 to enable occupation of an annex as an independent dwelling.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2025/02557](#) The Courtyard Offices Cb40 45, Hartham Park, Hartham - Change of Use of existing nursery buildings, workshops and stores (Class E) to tourist accommodation for short-term lets (7no. units). Change of Use of courtyard area for the siting of 8no. shepherd huts for tourist accommodation for short-term lets.

Resolved: that the Town Council had no objection to the Change of Use of the existing nursery buildings, workshops and stores. The Town Council objected to the siting of shepherd huts in the proposed location as it was felt that this would feel overcrowded and would not be inkeeping with the surroundings.

[PL/2025/02740](#) Land near Pockeridge Lake - Consent under Tree Preservation Orders - Ash trees - Fell (tree works as per report).

Resolved: that no objection be raised.

PL 117/24 Amended/Additional Plans

CHIPPENHAM PARISH

[20/02383/REM](#) Rowden Park, Patterdown Road, Chippenham (Crest Nicholson Phase 5) - Application for the approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 33 dwellings (Crest Nicholson Phase 5) including landscaping, public open space, car parking and associated infrastructure in relation to Outline Planning Permission 14/12118/OUT.

Resolved: The Town Council had no comment on this application

PL 118/24 Decisions

(1) Approvals

CORSHAM GASTARD WARD

PL/2025/01218 The Old Cottage, Monks Park, The Ridge - Proposed rear extension.
PL/2025/01503

CORSHAM LADBROOK WARD

PL/2025/00723 22 Woodborough Road – Two-storey front, side and rear extension and front porch and bi-fold doors to rear elevation.

PL/2025/01418 19 Brook Drive - Works to a Protected Tree - T1 - Ash. Pollard to a monolith stem. Final height would be 6m.

CORSHAM NESTON WARD

PL/2024/07687 Garden Cottage, Jaggards Lane - Modification of Planning Obligation - Discharge of Section 106 agreement relating to occupation and disposal of annex (N/13/01169/FUL).

CORSHAM PICKWICK WARD

* PL/2024/05707 17 Brakspear Drive - Garden works, retaining walls (retrospective) - new timber fence to south boundary.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 119/24 Planning Appeal Decision

Town and Country Planning Act 1990

Appeal by Mr and Mrs Peter Collier

Site Address: Land opposite Nos 6 and 7 Silver Street, Gastard, SN13 9PY
PL/2024/01979 Our Ref: APP/Y3940/W/24/3352756

Decision: The appeal is allowed and planning permission is granted for the erection of four residential dwellings, access, footpath extension, landscaping and associated works at Land opposite Nos 6 and 7 Silver Street, Gastard, Corsham, Wiltshire SN13 9PY in accordance with the terms of the application, Ref PL/2024/01979, and the plans submitted with it, subject to the conditions in the schedule.

Resolved: that the Appeal Decision be noted.

PL 120/24 SW/5875: Not Making of the Proposed Stopping Up of Highway at Curtilage of 12 Chestnut Grange, Corsham, Wiltshire, SN13 9XR

The Secretary of State hereby gives notice that the draft order under section 247 of the above Act to authorise the stopping up of a part width of Chestnut Grange at Corsham, in Wiltshire, referred to in the notice published on 24 October 2024 under reference NATTRAN/SWS247/5875, has now been withdrawn.

Resolved: that the Not Making of the Proposed Stopping Up of Highway at Curtilage of 12 Chestnut Grange be noted.

PL 121/24 Proposal for new Battery Energy Storage System (BESS) on Land South of Brockleaze in Neston Park Estate.

Greenergy UK was bringing forward plans for a new 450MW Battery Energy Storage System (BESS) at Land South of Brockleaze in Neston Park Estate, Corsham. The facility will connect to the Melksham substation.

Greenergy would be running a public consultation from Wednesday 26 March until Monday 21 April to gather feedback from the local community. Leaflets would be delivered to neighbours and an online webinar held to raise awareness of the consultation, invite feedback on the plans, and collect input for their proposed Community Benefit Fund. A dedicated consultation website was available to serve as a central hub of information - <https://greenergy.eu/en-uk/brockleaze-consultation-page/>. The website featured a virtual exhibition that allowed visitors to explore the plans in greater detail and submit their feedback online.

A webinar on Zoom was due to take place on Thursday 3 April at 6pm.

Councillors were encouraged to view the information on the website and attend the webinar.

Resolved:

- i) that Councillors should send comments to The Head of Finance and Administration by 9am on Monday 14 April 2025.*
- ii) that the drafting of a response to the consultation be delegated to the Head of Finance and Administration in consultation with the Chief Executive and Chair of the Town Council.*

The meeting commenced at 7.00pm and closed at 7.52pm. 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.