Corsham
TOWN COUNCIL

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

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9 July 2026

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at the Town Hall, on 15 July 2026 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 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/2026/03637 13, High Street - Consent to display an advertisement - Internally illuminated menu box and externally illuminated hanging sign.

2. PL/2026/03890 Martingate Centre - Upgrade to shopping precinct and service yard facades, removal of glazed canopies, relocation of shop entrance, new green wall, trompe l'oeil murals and changes of use of parts from residential to hotel use and commercial to residential use at first floor.

3. PL/2026/03983 16 Cross Keys - Listed Building Consent (Alt/Ext) - Renovating existing windows to double-glazed slimline units to improve thermal and acoustic insulation.

CORSHAM PICKWICK WARD

4. PL/2026/03332 Building SP2, Corsham Science Park, Park Lane - Erection of single-storey link building between SP3 and SP2 and single-storey airlock lobby, installation of external plant decks, fire escape, goods lift, new windows and doors, flues and associated plant and machinery. Relocated parking and refuse and waste areas and associated works**.**

5. PL/2026/03884 13 Meadland - First-floor side extension over store, utility and kitchen.

6. PL/2026/03516 3 Field House, Pickwick - Loft conversion with front dormers.

5. Amended/Additional Plans

CORSHAM NESTON WARD

1. PL/2025/05552 Land South of Brockleaze, Neston - Battery Energy Storage System with associated infrastructure.

Note: Most recent previous plans for this proposal were considered on 7 January 2026. Decision -

Resolved: to firmly recommend refusal of the application on the grounds that the following previously submitted comments still stand:

i) the size and scale of the proposal would be inappropriate in this rural location;

With regard, and in addition to, comments ii), iii) and iv) below, the Town Council would require confirmation that the Wiltshire Council Ecologist was satisfied that the proposal would not have an unacceptable impact on the bats in the area.

ii) the proposed site lies in a direct migration route for the rare and protected species of bats associated with the Bath and Bradford on Avon Special Area of Conservation;

iii) the proposal would have an unacceptable impact on the rare and protected species of bats associated with the Bath and Bradford on Avon Special Area of Conservation which would be contrary to the Corsham Batscape Strategy;

iv) the proposal is contrary to Policies ED1 and E1 of the Corsham Neighbourhood Plan;

With regard, and in addition to, comment v) below, the Town Council would require details about the impact the vehicle movements associated with this development would have on Corsham; details of mitigation measures that would need to be proposed for damage caused by the vehicles to highways, street furniture and buildings, as well as road safety measures to be put in place, particularly with regards to children.

v) the proposed access and traffic route were unsuitable and insufficient and would have a detrimental impact on the village;

and

With regard, and in addition to, comment vi) below, the Town Council would require the applicant to confirm with which organisations within the community it intended to consult and to provide details of the community benefits proposed.

vi) the proposal does not include any tangible community benefits;

vii) there is a loss of the best and most versatile agricultural land, and would contribute to, and could lead to, increased industrialisation of the area;

With regard, and in addition to, comment viii) below, the Town Council acknowledged that additional information had recently been added to the application, however the volume of documents and the timing of their submission around the Christmas period had meant that Councillors did not have the opportunity to review them in any detail.

viii) the application did not contain sufficient detail to fully understand the potential impact of the proposal.

Additional information is *attached*:

- Community Action: Whitley & Shaw (CAWS) ninth addendum (dated 26 June 2026) to its formal objection.

- CAWS tenth addendum (dated 3 July 2026) to its formal objection.
- CAWS Objection Findings Report
- Email correspondence received from a representative of the Stop Neston Bess group.

CORSHAM PICKWICK WARD

2. PL/2026/01640 53 Pickwick - Two-storey extension along with proposed new driveway entry from Bath Road.

   Note: Previous plans for this proposal were considered on 1 April 2026. Decision -

   Resolved: to object to the application on the grounds of the proposed new driveway entrance/exit arrangements being unsafe and inadequate, as highlighted by WC Highways.

6. Decisions

(1) Approvals

CORSHAM LADBROOK WARD

1. PL/2026/02590 Priory Villa, 118 Priory Street - Demolition of existing single-storey rear conservatory and replacement with single-storey rear and side infill extension.

2. PL/2025/06986 Corsham Court, High Street - Listed Building Consent (Alt/Ext) - Fitting two wood burning stoves within first-floor rooms of the private west wing.

3. PL/2026/02839 5 Lypiatt Road - The renovation of a bungalow, including new replacement windows, in some cases, differing in size to the originals. Proposed sliding doors to the rear elevations, conversion of garage and improved connection to the house with a flat roof.

4. PL/2026/02005 Holly Tree House, Pound Pill - Extension of utility room to form a self-contained space to house a wood pellet hopper.

CORSHAM NESTON WARD

5. PL/2026/02957 Neston Primary School, Church Rise, Neston - Notification of proposed works to trees in a Conservation Area - G0968 9 x Goat Willow Salix tree close to pond has unstable root system over pond liner - Fell tree next to pond. G0970 4 x Osier Willow Salix viminalis multi stemmed from base. Snapped sections in upper canopy - Re-pollard at 2.5m. 0996 Field Maple Acer campestre in G0989. Divides at 1m. Swept east. Extensive squirrel damage - Pollard at 3.5m.

G0999 Species include Beech, Field Maple, Hazel, Horse Chestnut, English Oak, Hawthorn and Alder Shelterbelt separating school from fields. Dense scrub/bramble limiting access in places. Some squirrel damage. 1 x dead Alder - Fell dead Alder.
0703 Beech Fagus sylvatica divides at 1m. 75mm diameter deadwood over playing field/goal - Remove deadwood. 0717 Sycamore Acer pseudoplatanus deadwood over footpath - Remove deadwood over footpath. 0722 Larch Larix decidua - Dead - Fell.

6. PL/2026/02682 24 Pool Green, Neston - Demolish existing single blockwork and corrugated roof utility room and polycarbonate sheet link. Extend out to end of building creating a dedicated utility, open plan kitchen and living room, bifold doors to open onto main garden, extend size of the bathroom and install below ground rainwater harvesting tank to take rain from gutters.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

There are none for this meeting.

(4) Prior Approval Not Required

CORSHAM NESTON WARD

1. PL/2026/02759 Ministry of Defence, Building 406, Westwells Road - Prior approval Part 14 Class J: Installation or alteration etc. of solar equipment on non-domestic premises - Installation of a 100.98 kWp Solar PV system (198 x 510Wp PV panels) on the roof-top of Building 406.

7. Wiltshire Local Plan

Wiltshire Council has published a Notice of Intention to Commence the preparation of a new Wiltshire Local Plan. A copy of the Commencement Notice and timetable details are *attached*.

More information can be found on the Local Plan pages of the Wiltshire Council website here.

- *For information*

8. Lime Down Solar Park Updates

i) Compulsory Acquisition of Land - a copy of the Land Plan which shows the land that will be compulsory acquired for the proposed development is *attached.*

ii) Notification has been received from the Planning Inspectorate of the Examining Authority's procedural decision following a request to make changes to the application. Four changes are proposed, and the details are explained in the Planning Inspectorate's correspondence *attached*.

- *For information*

9. Consultation - Permitted development rights: schools, assets of community value, defence and conservation

The government is seeking views on proposals for new and amended permitted development rights.

It has launched a consultation which covers the following areas:

- extending the existing temporary permitted development right for schools affected by reinforced autoclaved aerated concrete (RAAC)
- removing assets of community value from the demolition permitted development right
- changes to the permitted development right that allows development by the Crown on closed defence sites
- new permitted development flexibilities to enable the development of conservation measures within environmental delivery plans

The consultation is available here and is open until 5 August 2026.

- *For discussion*

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