Corsham
TOWN COUNCIL

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

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10 September 2026

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at the Town Hall, on 16 September 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/2026/05204 20 Pound Pill - Notification of proposed works to trees in a Conservation Area - G1 Group of Sycamores - Cut back all overhanging branches to the edge of the garden. Cutting back approximately 6-8m off the longest limbs. T1 and T2 Ash - Showing signs of ash dieback and both root plates are affecting the small retaining wall - fell both.

2. PL/2026/05355 10 Pound Pill - Notification of proposed works to trees in a Conservation Area. Holly tree - Fell.

3. PL/2026/05058 81 Dicketts Road - Proposed single-storey side extension.

4. PL/2026/05546 Bath Spa University, Corsham Court, High Street - Notification of proposed works to trees in a Conservation Area - T13 Copper Beech - Remove and tidy shed and torn limbs to suitable growth points as required.

5. PL/2026/05548 Bath Spa University, Corsham Court, High Street - Notification of proposed works to trees in a Conservation Area - G325 - Topiary Yews - Prune from adjacent building and wall to provide 1.5m clearance and allow installation of scaffolding rise for building maintenance works. G324, G325, G327 and G328 - Topiary Cloud Yews - Trim annual regrowth to topiary form for this year and annually for ten years.

6. PL/2026/05560 Ivy House, 2 Priory Steet - Notification of proposed works to trees in a Conservation Area - T12 - Copper Beech tree - (Fagus sylvatica 'Purpurea') - remove lowest limb extending west back to stem and shorten a further two lower limbs extending west by up to 3m; retain a natural crown form.

5. Amended/Additional Plans

There are none for this meeting.

6. Decisions

(1) Approvals

CORSHAM GASTARD WARD

1. PL/2026/02658 Unit 3 Moonraker Farm - Retrospective change of use and conversion of part of Hut 3 from car storage (B8) to car valeting (Sui Generis).

CORSHAM LADBROOK WARD

2. 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.

3. PL/2026/04518 Priory Lodge, Priory Street - Notification of proposed works to trees in a Conservation Area - T1 - Cotoneaster tree - crown reduce by 1m and shape; crown clean to remove deadwood and crossing branches. T2 - Holly tree - reduce height by 1m-1.5m and prune to separate from adjacent Conifer tree.

T3 - Cotoneaster tree - crown reduce by 1.5m to shape. T4 - unspecified tree - remove damaged stem and reshape remaining canopy.

4. PL/2026/04339 2 Broadmead - Localised external structural alterations and demolitions to allow for new single-storey extension.

5. PL/2026/05517 Land to the rear of Fairfield House, 44 High Street - Sycamore tree - Fell.

Wiltshire Council confirms that the above tree is classified as Dead and Dangerous (DD). The tree can be removed under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. This allows the removal of any protected tree, which is dead or imminently dangerous, without the need to make a formal Tree Work Application to the Council.

Section 213 of the Town and Country Planning Act places a duty on landowners to plant another tree of an appropriate size and species, in the same or nearby place.

6. PL/2026/04684 Amberley, Pound Pill - Notification of proposed works to trees in a Conservation Area - T1 Walnut - Fell - previously suppressed, weighted over neighbouring property. T2 Flowering Cherry - Reduce east side by 30/40% - defective union at 1.5m, reduce weight on union.

CORSHAM PICKWICK WARD

7. PL/2026/04523 Manor Barn, Pickwick - Notification of proposed works to trees in a Conservation Area - T1 - Crown reduce Lime tree by up to 30% to leave a natural shape - crown clean to remove any major deadwood and crossing branches.

8. PL/2026/05513 Greystones, 47 Pickwick - Ash tree (dead) - Fell.

Wiltshire Council confirms that the above tree is classified as Dead and Dangerous (DD). The tree can be removed under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. This allows the removal of any protected tree, which is dead or imminently dangerous, without the need to make a formal Tree Work Application to the Council.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

There are none for this meeting.

7. National Planning Policy Framework (NPPF)

The Government published the new NPPF on 17 August 2026. It sets out the Government's policies for plan-making and for making decisions on development proposals and how they are expected to be applied.

A copy of the new NPPF is available here, and a copy is also *attached*.

The Society of Local Council Clerks (SLCC) has identified the following key points that local councils should be aware of in relation to the NPPF:

- The NPPF only affects England.
- It follows the draft that went out for consultation in December 2025, and the consultation that closed in March 2026.
- The NPPF is the key land use planning document. Its primary purpose is to provide a clear set of policies for making decisions on planning applications for local planning authorities and others to follow when preparing development plans and other planning documents, including neighbourhood plans.
- It represents the biggest rewrite of planning rules in a decade, if not longer.
- Most of the measures it contains take immediate effect.
- Many of the proposals are high level and strategic.
- The changes are intended to unlock thousands of new homes, support economic growth and help more people live closer to jobs, schools and services.
- The changes are also intended to speed up planning decisions and make them more certain.
- Some of the key changes are that planning policies that have been traditionally set at the local level will now be set nationally.
- A key test is whether a proposal is inside or outside the built-up area. Inside the built-up area, a proposal should be approved unless the benefits of doing so would be substantially outweighed by adverse effects. Outside a built-up area, only certain kinds of development are allowed at all.

The SLCC will be preparing detailed guidance and advice on the NPPF and its implications for local councils.

- *For information*

8. Wiltshire Council Local Plan Scoping Consultation

Wiltshire Council has launched a Scoping Consultation as part of the preparation of the new Wiltshire Local Plan. This is the first formal stage in preparing the new Wiltshire Local Plan and provides communities, businesses, organisations and other stakeholders with an early opportunity to help shape its development.

A copy of the scoping document is available here, and a copy is also *attached*.

Wiltshire Council is inviting views on six questions on two key topics as follows:

The scoping consultation asks for feedback on two key topics:

Topic 1 **What the Plan should contain**	Topic 2 **How we should engage**
The priorities, opportunities, pattern of growth, local policies and evidence that should guide Wiltshire's future.	The best ways to keep people informed and enable inclusive, meaningful participation.

Under these two headings we are asking the following questions:

1 **Informing the vision** What are the key local challenges, priorities and opportunities relevant for the future development of Wiltshire?	2 **Shaping the spatial strategy** How do you think we should meet development needs and where we should focus growth?	3 **Informing locally specific policies** What do you think locally specific policies could and should cover in the Wiltshire Local Plan?
4 **Evidence requirements** What evidence do you think is needed to inform the Plan? Do you have thoughts on how it should be prepared?	5 **What the Plan should contain** Do you have any further thoughts on what the Wiltshire Local Plan should contain?	6 **How should we engage** Please provide your thoughts on how we should engage with you in the preparation of the Wiltshire Local Plan.

The consultation is open from 2 September 2026 until 30 September 2026.

Recommendations -

i) That Councillors review the scoping document and provide their responses to the Finance and Planning Officer by 9am on 28 September 2026.

ii) That responsibility for the preparation and submission of the Town Council's response to the consultation, informed by responses received from Councillors, be delegated to the Chief Executive.

9. Lime Down Solar Park

The Planning Inspectorate has confirmed a further series of hearings in relation to the Lime Down Solar Project, scheduled for 22, 23 and 24 September 2026. The *attached* notification sets out the hearing arrangements and provides details of how interested parties may attend in person or online.

Interested parties wishing to participate or observe the hearings must register by 17 September 2026.

- *For information*

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