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

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16 April 2026

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at the Town Hall, on 22 April 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/2026/01920](#) 52 Dicketts Road - Demolition of existing conservatory. Construction of new single-storey extension to rear. New driveway and boundary walls to front. Removal of chimney. Alterations to front porch.
2. [PL/2026/02005](#) Holly Tree House, Pound Pill - Extension of utility room to form a self-contained space to house a wood pellet hopper.

3. [PL/2026/01230](#) [PL/2026/02442](#) 8 Pound Pill - Full Planning Permission and Listed Building Consent (Alt/Ext) - To install an electric car charger in the garage.

CORSHAM PICKWICK WARD

4. [PL/2026/01880](#) 3 Field House, Pickwick - Loft conversion with 3no. rear dormers.

5. Amended/Additional Plans

There are none for this meeting.

6. Decisions

(1) Approvals

CORSHAM LADBROOK WARD

1. PL/2026/00615 9 Orchard Road - Single-storey side extension with extended porch.
2. PL/2026/01006 The Masters House, Pound Pill - Notification of proposed works to trees in a Conservation Area - T1 - Walnut, low canopy shading gardens, crown lift to 2m and reduce by 25% to reduce dominance on nearby properties. T2 - Yew, overhanging gardens, reduce extended branches to north by 2m to remove overhang. T3 - Tulip Tree, recent limb loss at 2m south - tidy up torn stub. T4 - Cherry, patches of bark damage on scaffold limbs, small 10x3cm linear cavity 0.5m south side, canopy less than 50cm from building, prune away from building to give 2m clearance. T5 - Apple, sections of deadwood, cavities at 1.8m and 2m north side, touching building, reduce by 2m to give building clearance and reduce leverage.
3. PL/2026/01172 The Rookery, Lacock Road - Notification of proposed works to trees in a Conservation Area - T1 Hornbeam - Reduce crown by 2.5m. T2 Griselinia - reduce crown by 1m.
4. PL/2025/09490 PL/2025/09626 12 Martingate Centre and 13 High Street - Full Planning Permission and Listed Building Consent (Alt/Ext) - Kitchen ventilation and ASHP plant associated with approved hotel and brasserie at 13 High Street Corsham in the setting of the listed building.
5. PL/2026/01239 8 Pound Pill - Notification of proposed works to trees in a Conservation Area - two Leylandii trees - fell.

6. PL/2026/00983 The Great Western, 21 Pound Pill - Consent to display an advertisement - Erection of illuminated and non-illuminated signs to the exterior of the building.

CORSHAM PICKWICK WARD

7. PL/2026/00939 Pickwick Manor - Pickwick - Notification of proposed works to trees in a Conservation Area - T1 - re-pollard Yew tree back to previous pollard points. H2 - reduce Yew hedge up to 2.5m in height to match neighbouring trees. T3 - section fell mis-shapen Maple tree to as close to ground level as possible to allow more light to Yew trees.
8. PL/2026/01266 Greystones, 47 Pickwick - Notification of proposed works to trees in a Conservation Area - T1 - Horse Chestnut tree - crown reduce by up to 2m, approximately back to previous pruning points; crown clean to remove major deadwood and crossing/broken branches.

(2) Refusals

CORSHAM GASTARD WARD

- * 1. PL/2026/01149 Park Farm Barn, Westrop - Change of Use of rural building to form Class C3 dwellinghouse.

CORSHAM PICKWICK WARD

1. PL/2026/01588 Pockeridge House, Basil Hill Barracks - Prior Notification: Demolition - Demolition of building.

(3) Withdrawn

CORSHAM PICKWICK WARD

1. PL/2026/00384 49 West Park Road - Proposed single-storey rear extension and second-storey extension over existing garage.

7. Lime Down Solar Park - Update from Wiltshire Council

At a Town and Parish Clerks and Wiltshire Council meeting on 26 March 2026, it was requested that Wiltshire Council provide more frequent updates to the Town and Parish Councils that had registered as an Interested Party of the Lime Down Solar Park scheme, highlighting recent communications from the Planning Inspectorate (PINS).

An update from Wiltshire Council was received on 10 April 2026 (copy attached).

- *For information*

8. Ark Data Centres Phase 5 (Hawthorn) Works - Spring Park, Westwells Road - Planning Application PL/2025/01728

Councillor Steadman has reviewed the Construction Method Statement (Condition 7) filed under application '[PL/2025/01728](#) - Discharge conditions 7, 12, 23 and 24 of PL/2023/10233'.

Wiltshire Council approved the discharge of Condition 7 on 8 April 2025.

Councillor Steadman has raised some concerns about the approved use of land south of Rowan Lane (commonly referred to as the 'Donkey Field') as a temporary construction compound.

Councillor Steadman's report is attached, which includes his recommendations for the Town Council to contact Wiltshire Council seeking clarification on the following points:

1. Premature Development
2. Planning Control and Compliance
3. Legal Basis
4. Impact on P6 Assessment
5. Cumulative Development and Phasing
6. Defined Timescales for the Removal of Temporary Development
7. Impact on road use by pedestrians and vehicles going to/from Wadswick Green.

- *For consideration*

9. Government Consultation - Permitted Development Rights for Onshore Wind Turbines in England

The government is consulting on a new permitted development (PD) right for businesses and public sector organisations in England that would allow them to install small-scale, non-domestic onshore wind turbines up to 30 metres high without the need for a planning application, subject to some conditions and limitations.

The consultation is available here: [Permitted development rights for onshore wind turbines in England - GOV.UK](#) . The consultation closing date is 10 June 2026.

The Society of Local Council Clerks (SLCC) is seeking views on the possible impact of the proposals. Points that Councillors may wish to consider are:

1. The merits of making these types of turbines permitted development (SLCC has previously opposed making this type of development permitted development, especially due to the loss of local control, oversight, and consultation).
2. Whether this permitted development right should be restricted (as suggested in the consultation) for listed buildings, in conservation areas, and in designated areas and habitats, such as National Parks, National Landscapes (former Areas of Outstanding Natural Beauty) and Sites of Special Scientific Interest (SSSIs) as well as other specified areas.
3. Are there any other areas where the development right should be restricted such as in the Green Belt and designated important views of historic buildings or landscapes?
4. Whether public sector organisations should specifically include town and parish councils (the government guidance is not clear on this important point).

If Councillors would like to contribute to SLCC's response, comments should be sent by email to Andrew Towlerton, SLCC National Planning Advisor, at Andrew.Towlerton@slcc.co.uk by close of play **Friday 5 June 2026**.

- *For discussion*

10. Local Authority Planning Committee Reform: Statutory Consultation on Draft Regulations and Guidance (Applies to Local Planning Authorities, not Town and Parish Councils)

The government has announced a further consultation 'on the draft regulations and guidance underpinning our planning committee reforms' in England. It covers the following areas:

- The detail of the national scheme of delegation. This scheme will give the Secretary of State the power to determine, amongst other things, which planning applications should be delegated to planning officers for a decision and which should instead go to a planning committee or sub-committee (previously this was the function of the local planning authority).
- The size of local authority planning committees, which it is suggesting must be capped at 13 members.

The consultation is available here: [Planning committee reform: statutory consultation on draft Regulations and guidance - GOV.UK](#). The consultation will last until 23 April 2026.

SLCC intends to respond to the consultation. In its response to the government's earlier consultation on this issue, SLCC raised concerns about the then proposed introduction of a national scheme of delegation (and the associated loss of local control, flexibility, and oversight including by local councils) and objected to the government's proposal to restrict the size of local authority planning committees.

The government has indicated that the new national scheme of delegation that seeks to ensure that only the most significant planning applications are decided by local authority planning committees could be introduced in September.

- *For information/discussion*

11. Authorisation of cheques and payments

A list of payments will be available at the meeting.

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