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

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22 January 2026

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at the Town Hall, on 28 January 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/2025/09922](#) 18 Ludmead Road - First-floor extensions over garage and study. Ground floor single-storey rear extension.
2. [PL/2025/09995](#) 1-6, Smiths Yard - Replacement of the existing timber windows for flush casement uPVC windows of a similar style and appearance.

3. [PL/2026/00073](#) 11 Bences Lane - Notification of proposed works to trees in a Conservation Area - Two Silver Birch trees at rear of the property to have canopy reduction and thinning of up to 30 percent, cut to appropriate growth points.
4. [PL/2026/00038](#) 70 Broadmead - Single-storey front extension, part garage conversion, part redesign of flat roof element to the side to form new dual pitched roof, installation of roof lantern to the rear flat roof.
5. [PL/2026/00304](#) 67 Brook Drive - Proposed first-floor rear extension.

CORSHAM PICKWICK WARD

6. [PL/2026/00254](#) Manor Barn, Pickwick - Notification of proposed works to trees in a Conservation Area - T1 Conifer - Crown lifted to remove branches sitting on garage. T2 T3 T5 T6 T7 Conifer - Fell. T4 Apple tree - Fell.

5. Amended/Additional Plans

There are none.

6. Decisions

(1) Approvals

CORSHAM GASTARD WARD

1. [PL/2025/06828](#) 3 Ladbrook Lane - Change Of Use of land from agricultural to residential. Split level extension, retaining the existing ridge level but adding a storey due to the difference in ground level into the owner's garden. Improvement of old and failing external finishes to become timber clad in keeping with its agricultural use.

CORSHAM LADBROOK WARD

2. [PL/2025/09096](#) 3a Providence Lane - Garage conversion with accessibility link. External insulation of the main house and rendering of both the garage and main house.
3. [PL/2025/08967](#) 19 The Tynings - Single-storey extension to front, side and rear of house.
4. [PL/2025/08506](#) 1 Martingate Centre, Post Office Lane - Replacement refrigeration plant to flat roof; alterations to existing goods in entrance, alterations to existing entrance doors and replacement canopy glazing.

CORSHAM NESTON WARD

5. PL/2025/06256 Ridge House, The Ridge - Listed Building Consent (Alt/Ext) - Conversion of existing stables for incidental home use to include home gym, changing spaces and a home office, replacement of external window glazing, installation of secondary glazing, new door, installation of roof lights, upgrading of internal floor and wall insulation.
6. PL/2025/06115 Ridge House, The Ridge - Conversion of existing stables for incidental home use to include home gym, changing spaces and a home office, construct a natural pool, new greenhouse and landscaping works to kitchen garden, replacement of external window glazing, installation of secondary glazing, new door, installation of roof lights, upgrading of internal floor and wall insulation, installation of air source heat pump.

CORSHAM PICKWICK WARD

7. PL/2025/09297 Beechfield House, Academy Drive - Notification of proposed works to trees in a Conservation Area - T33 Holm Oak - Up to 1.5 m branch reduction. Remove mixed vegetation regeneration from round the base of the tree. T40 Black Walnut - Reduce by 2-3 m all round. T49 Common Ash - Remove dead stems. T50 Balsam Poplar - Reduce back to previous reduction points. T59 Holm Oak - Reduce crown by 2-3 m all round. T68 Flowering Cherry - Fell tree to leave a low stump. T72 Balsam Poplar - Remove Ash tree growing from base. T73 Common Sycamore - Sever and remove 1.8 m section of Ivy from base of trunk. T92 Field Maple - Prune to provide 1.5-2 m separation to building. T96 Horse Chestnut - Prune to provide 1.5-2 m separation to building. T97 Common Lime - Crown reduce back to previous pruning points. T98 Common Lime - Crown reduce back to previous pruning points. T100 Purple Beech - Formative prune. T101 Purple Beech - Formative prune. T102 Flowering Cherry - Fell dead tree to leave a low stump. G4 Flowering Cherry and 6 x Apple - Fell Cherry tree at Western end of group.
8. PL/2025/08628 1 Farthingale Cottages, Academy Drive - Single-storey rear extension.
9. PL/2025/09291 Beechfield House, Academy Drive - Consent under Tree Preservation Orders - T1 Flowering Cherry - Crown lift to provide 2.5m ground level clearance over footpath. T2 Flowering Cherry T3 Corsican Pine T4a Elm - Sever ivy. T8 Common Ash - Remove major deadwood if considered a risk, otherwise leave for

habitat. T9 Common Ash, Yew, Elder, Holly - Sever ivy. T12 Bird Cherry - Prune clear of light by 1m. T17 Indian Bean x 3 - Remove southern-most tree. T24 Beech - Manage new growth at topped point. T25 Purple Beech - Crown lift to provide 5m ground level clearance over road. T26 Common Ash - Crown lift to provide 5m ground level clearance over road. T27 Common Sycamore - Crown lift to provide 5m ground level clearance over road. Sever ivy. G1a Cherry, Laurel, Yew - Cut overhanging brambles back to inside of boundary wall to clear road.

(2) Refusals

CORSHAM LADBROOK WARD

- * 1. PL/2025/08780 8 Providence Lane - Two-storey extension to side of house.

(3) Withdrawn

There are none for this meeting.

(4) Prior Notification

CORSHAM GASTARD WARD

- 1. [PL/2026/00292](#) Court Farm, Gastard Lane - Prior notification: Excavation/waste material - Construct an earth-banked slurry lagoon.

Prior Notifications are not open for public comment, as they are assessed against national criteria and do not follow the standard consultation process.

- For information

7. Planning Appeal Decision

Land North of Bath Road, Corsham, SN13 9XR

Appeal Ref: APP/Y3940/W/25/3370482

The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for outline planning permission

The appeal is made by Great Tew Construction LLP against Wiltshire Council.

The application Ref is PL/2024/05384.

The development proposed is a residential development (including 30% affordable housing), of up to 150 dwellings, up to 1550m2 mixed-use hub (Use Class E), construction of 4-arm roundabout junction, secondary pedestrian access, parking, public

open space with play space, pedestrian and cycle routes, landscaping, sustainable drainage system (SuDS) and associated infrastructure with all matters reserved except for access.

Decision - the appeal is allowed, subject to conditions.

- *For information*

8. Wiltshire Local Plan Examination - Inspectors' post Stage 2 hearings letter

The attached letter sets out the next steps for the Examination and provides clarification about the further work to be undertaken.

Attention is drawn to the following paragraphs within the letter, all of which could have huge implications for Corsham.

- Paras 17-18 - Reserve Sites - possibly allocating them now rather than as reserve.
- Paras 19-21 - Employment Land Allocation - the need to identify land.
- Paras 24-26 - The Plan Period - adoption not until 2027 and possibly extending the Plan period by four years to 2042.

There is also a query raised by the Inspectors about where development might come forward across the three Housing Market Areas (HMA). This is in response to Wiltshire Council's suggested stepped approach in relation to Salisbury HMA. This could mean Corsham sites coming forward much earlier than anticipated.

Wiltshire Council will be responding to the Inspectors' letter by 30 January 2026.

- *For information*

9. Reducing the Prevalence of Private Estate Management Arrangements - Open Consultation

The government has launched an open consultation regarding the issue of unadopted amenities on privately managed housing estates in England, which can be viewed [here](#).

The consultation opened on 18 December 2025 and runs until 12 March 2026.

The Chief Executive, Head of Finance and Administration, and the Finance and Planning Officer will be meeting to review the consultation information.

Recommendation:

To delegate the formulation and submission of a response to the consultation, on behalf of the Town Council, to the Chief Executive.

- *For approval*

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