Corsham
TOWN COUNCIL

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

Tel: 01249 702130 **Email: towncouncil@corsham.gov.uk** **www.corsham.gov.uk**

22 October 2026

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at the Town Hall, on Wednesday 28 October 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 GASTARD WARD

   1. PL/2026/06080 Thingley Bridge Cottage, Thingley - Proposed conversion of existing detached garage into ancillary accommodation.

CORSHAM LADBROOK WARD

2. PL/2026/06123 PL/2026/06374 — Methuen Arms Hotel, High Street - Consent to display an advertisement and Listed Building Consent (Alt/Ext) - New sign-written logos, vinyl window logos and directional post sign to Dovecote Barn.

3. PL/2026/06392 — 75 Pickwick Road - Remove and replace existing garage roof (pitch/design to remain similar). Installation of Velux window. Replacement of garage door.

4. PL/2026/05597 — 19 Dicketts Road - To build a small extension/large porch to replace falling down shed and roof that covers front door, and a dropped kerb for vehicular access.

CORSHAM NESTON WARD

5. PL/2026/06505 — 2 Bakers Corner - Notification of proposed works to trees in a Conservation Area - Tree 1 - Purple Plum - extensive deadwood - remove deadwood and shape remaining tree to balance. Tree 2 - Chanticleer Pear - touching power and telephone lines - reduce height and canopy by 2-3m. Tree 3 - Lawson Cypress - too big for location - fell.

6. PL/2026/06477 PL/2026/06587 — Little Lypiatt Farm, Rough Street - Full Planning Permission and Listed Building Consent (Alt/Ext) - Proposed single-storey extension and alterations to Grade II Listed Little Lypiatt Farmhouse, including alterations to the existing courtyard and outbuilding to provide a garden/family room, WC and wet room, formation of new and altered openings, replacement windows and doors, and associated internal and external alterations.

7. PL/2026/06077 — Land West of Westwells Road - Retrospective planning application for a steel framed, fabric covered troop shelter (3-sided RUBB temporary shelter BVR 6.5m x 30m x 3.5m with Module Bridge).

CORSHAM PICKWICK WARD

8. PL/2026/05920 PL/2026/06158 — 37 Pickwick - Full Planning Permission and Listed Building Consent (Alt/Ext) - Single-storey rear extension.

5. Amended/Additional Plans

BOX PARISH

1. PL/2026/04120 Former RAF Rudloe No.2 Site, Westwells Road - Redevelopment for Erection of 167no. dwellings, public open space, access, infrastructure and associated works.

Whilst this site is situated in Box parish, it is in close proximity to the Corsham parish boundary.

CORSHAM NESTON WARD

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

Note - previous plans considered on 15 July 2026.

Resolved: to restate the Town Council's recommendation of refusal of the application on the grounds that the following previously submitted comments still stand. Whilst the inclusion of additional documents to the application had been noted, due to the technical nature of their content, the Town Council would like the details scrutinised by the relevant specialist teams at Wiltshire Council.

The previously submitted comments were:

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.

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

The Town Council would contact the case officer to seek clarification that the previously submitted comments had been suitably addressed by the applicant.

CORSHAM PICKWICK WARD

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

Note - previous plans considered:

Resolved on 2 April 2026 - to object to the application on the grounds of the proposed new driveway entrance/exit arrangements being unsafe and inadequate, as highlighted by Wiltshire Council Highways.

Resolved on 15 July 2026 - that, subject to approval of Wiltshire Council's Highways Department, no objection be raised.

6. Decisions

(1) Approvals

CORSHAM GASTARD WARD

* 1. PL/2025/03843 Ridgefield Farm, Green Road, The Ridge - Proposed extensions to existing agricultural dwelling house and ancillary works.

CORSHAM LADBROOK WARD

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

3. PL/2026/05752 Bath Spa University, Corsham Court, High Street - Notification of proposed works to trees in a Conservation Area - Adj. T62 - Cherry - fell, reason - advanced Pseudomonas syringae, in decline. T52 - Goat Willow - fell, reason - to prioritise historic Yew feature. T89 - Indian Bean Tree - fell, reason - in decline. T92 - Goat Willow - fell, reason - to prioritise historic Yew feature. T93 - Cherry - fell, reason - advanced Pseudomonas syringae, in decline. T94 - Foxglove tree - fell, reason - in decline. West of T115 - Sugar Maple - fell, reason - excessive squirrel damage, replacement to be planted. T155 - Oak - monolith to not less than 5m, reason - extensive basal decay. T204 - Common Ash - fell, reason - advanced Ash dieback disease. T266 - Holly - fell, reason - collapsing over footpath. G288 - Common Ash - fell, reason - Cat 2-3 Ash dieback disease and overhanging footpath.

4.	PL/2026/05747	Bath Spa University, Corsham Court, High Street - Notification of proposed works to trees in a Conservation Area - T13 - Copper Beech - remove collapsed limb(s) and reduce overextended lateral limbs by crown thinning up to 15%, reason - sudden limb drop/safety. T35 - Indian Bean Tree - fell, reason - structurally unsound. T35c - Indian Bean Tree - fell, reason - structurally unsound. T43 - Horse Chestnut - reduce height by approx. 5m to previous pruning points and joint canopy with T45 and reduce lateral growth by approx. 2-3m with pruning wounds of 200-400mm, reason - reduced vitality, fungal infection, stem cavity. T45 - Horse Chestnut - reduce height by approx. 5m to previous pruning points and joint canopy with T43 and reduce lateral growth by approx. 2-3m with pruning wounds of 200-400mm, reason - reduced vitality, fungal infection, stem cavity. T47 - Horse Chestnut - reduce height by approx. 3m and lateral growth by approx. 2-3m with pruning wounds of approx. 70-150mm, reason - fungal infection, basal cavity. H84 - Hornbeam hedge - annual trim to compact form, reason - ongoing management. 84a - Holly - fell, reason - to favour H84. 84c - Hazel - coppice, reason - ongoing management. G295 - Sycamore - fell, reason - Kretschmaria deusta infection and decline due to drought stress - within falling distance of footpath. G324 - Yew - trim annual regrowth to maintain topiary cloud form, reason - annual maintenance. G325 - Yew - prune from building to allow 1.5m clearance for building maintenance works, trim annual regrowth to maintain topiary cloud form, reason - to facilitate building work and annual maintenance. G327 - Yew - trim annual regrowth to maintain topiary cloud form, reason - annual maintenance. G328 - Yew - trim annual regrowth to maintain topiary cloud form, reason - annual maintenance.
5.	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.
6.	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.

	7.	PL/2026/05560	Ivy House, 2 Priory Street - 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.

CORSHAM NESTON WARD

	8.	PL/2026/04773	1 Atworth Lane - Single-storey side extension to main house with internal alterations, extension to garage and associated external works.
*	9.	PL/2024/05527	Land South of Westwells Road, Westwells Road - Redevelopment of site to deliver extension to existing Spring Park data centre campus consisting of (a) free standing data centre building (b) energy, power, and water infrastructure (c) site access and internal roads (d) site security arrangements (e) diverted Public Rights of Ways (f) hard and soft, green and blue, landscaping and (g) other ancillary and auxiliary forms of development.

CORSHAM PICKWICK WARD

*	10.	PL/2026/04756	5 Travellers Rest, Bath Road - Extension to existing detached garage to form carport and roof space storage.
	11.	PL/2026/05051	8 Academy Drive - Notification of proposed works to trees in a Conservation Area - T1 - Crown reduce Silver Birch tree to front by up to 1.3m in height, 1.5m on selected lateral branches and crown raise to 2.5m above ground level. T2 - Crown reduce Hawthorn tree back to previous pruning points. T3 - Crown reduce Silver Birch tree back to previous pruning points. T4 - Crown reduce Silver Birch tree back to previous pruning points.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

CORSHAM GASTARD WARD

	1.	PL/2026/06543	Corsham Rugby Football Club, Westrop - Installation of LED floodlighting.

CORSHAM LADBROOK WARD

2. PL/2026/04478 Alpha Cottage, 26 Station Road - Two-storey rear extension.

(4) Prior Approval Not Required

CORSHAM NESTON WARD

1. PL/2026/02271 MOD Corsham, Westwells Road - Class TA Notification - Erect a temporary fire station office and rest area facility.

2. PL/2026/05514 44 Greenhill - Prior approval Part 1 Class A.1(ea): Larger home extension - Proposed single-storey rear extension (to extend beyond the rear wall of the original dwelling house by 4.65m with a maximum height of 3.1m and eaves height of 2.95m).

(5) Lawful Development: Proposed Use

CORSHAM GASTARD WARD

1. PL/2026/04908 The Oaks, 21 Coppershell - The stationing of a mobile home within the residential curtilage of a dwellinghouse, for purposes ancillary to the Class C3 residential use of the main dwellinghouse.

7. Planning Appeal Decision

Park Farm Barn, Westrop, Corsham, SN13 9QF

Appeal Ref: 6009057

The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.

The appeal is made by Mr T Waldron against the decision of Wiltshire Council.

The application reference is PL/2026/01149.

The development proposed is the change of use of rural building to form Class C3 dwellinghouse.

Decision - the appeal is allowed, subject to conditions.

- *For information*

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