Corsham
TOWN COUNCIL

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

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1 October 2026

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at the Town Hall, on Wednesday 7 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 LADBROOK WARD

   1. PL/2026/05488
      PL/2026/05806
      Ivy House, 2 Priory Street - Full Planning Permission and Listed Building Consent (Alt/Ext) - Conversion of existing wood store to boot room, and application of render to rubble facade.

2. 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.

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/2026/05991 98 High Street - Notification of proposed works to trees in a Conservation Area - Holly tree - Fell to leave a stump height of 50cm.

5. PL/2026/06023 67 Broadmead - Demolition of existing single-storey side and front extensions. Construction of new two-storey front, side and rear extension and single-storey rear extension, with internal alterations.

6. PL/2026/06093 2a Priory Street - Proposed drop kerb.

7. PL/2026/06053 81 Broadmead - Single-storey rear extension.

8. PL/2026/05562 51A Brook Drive - Siting of five caravans for short-term holiday accommodation, foul drainage connection to the public sewer and associated works.

CORSHAM PICKWICK WARD

9. PL/2026/05391 6 Privet Way - Conversion of garage to utility and home office.

5. Amended/Additional Plans

CORSHAM NESTON WARD

1. PL/2026/04773 1 Atworth Lane - Single-storey side extension to main house with internal alterations, extension to garage and associated external works.

Note - previous plans considered on 26 August 2026. Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

2. PL/2025/03310 Land off Copenacre Way - Erection of 36no. affordable apartments (sheltered housing), a communal building, a refuse store and associated landscape, parking, vehicular and pedestrian accesses.

Note - previous plans considered on 17 December 2025. Resolved: that, subject to Wiltshire Council's proportion of the CIL/Section 106 contributions being used to subsidise public transport from the site to the town centre, and also towards highway improvements including the installation of dropped kerbs to enable accessible crossing of the A4 and Guyers Lane, no objection be raised.

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

Note - previous plans considered on 15 July 2026. Resolved: that, subject to approval of Wiltshire Council's Conservation Officer, no objection be raised.

6. Decisions

(1) Approvals

CORSHAM LADBROOK WARD

1. PL/2026/04735 Gatesgarth, Lacock Road - Notification of proposed works to trees in a Conservation Area - T1 - Liquidamber tree - crown reduce by 40%, T2 - Silver Birch tree - crown reduce by 40%, T3 - Acer Crimson King tree - crown reduce by 40%, T4 - Silver Birch tree - crown reduce by 40%.

2. PL/2026/03637 13 High Street - Consent to display an advertisement - Internally illuminated menu box and externally illuminated hanging sign.

3. PL/2026/05987 Bath Spa University, Corsham Court, High Street - Sycamore tree - Fell. Horse Chestnut tree - Remove one limb.

   Wiltshire Council confirms that the above trees are classified as Dead and Dangerous (DD). The Sycamore tree can be removed, and the Horse Chestnut tree can have one limb removed under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. This allows the reduction/removal of protected trees, which are 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.

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

5. PL/2026/05204 20 Pound Pill - Notification of proposed works to trees in a Conservation Area - G1 Group of Sycamores - Cut back all over hanging branches to the edge of the garden, cutting back approximately 6-8m off the longest limbs. T1 T2 Ash - Showing signs of ash die back and both root plates are affecting the small retaining wall - Fell both.

CORSHAM NESTON WARD

*	6.	PL/2026/04884	Land south east of Ark Continuity, Westwells Road - Consent under Tree Preservation Orders - T1 Ash - Poor vitality and within falling distance of utility cables and road - Fell. T5 Ash - Heavily leaning stem encroaching onto the road - Remove stem. T6 Ash - Low hanging branches encroaching onto the highway - Crown lift to achieve a 5.2m clearance from the highway. T7 Hawthorn - Poor crown vitality, tree is heavily laden with ivy and is leaning towards the highway, tree is beginning to encroach onto highway - Fell. G4 Hawthorn, Elder, Elm, Sycamore, and Ash - Low hanging branches encroaching onto the highway - Crown lift to achieve a 5.2m clearance from the public highway. T8 Beech - Low hanging branches encroaching onto the public highway - Crown lift to achieve a 5.2m clearance from the public highway.

CORSHAM PICKWICK WARD

	7.	PL/2026/02652	49 West Park Road - Proposed single-storey rear extension and second-storey extension over existing garage and associated works.

(2) Refusals

CORSHAM PICKWICK WARD

*	1.	PL/2026/04683	1 Astute Place - Loft conversion with rear flat roof dormer and two decorative front dormers.

(3) Withdrawn

There are none for this meeting.

7. Nomination of Hare and Hounds, 48 Pickwick Road to be listed as Asset of Community Value

Application reference: ACV/2026/00018

Wiltshire Council has received a nomination from Pickwick Association for the Hare and Hounds to be listed as an Asset of Community Value. A copy of the notification letter and nomination form are *attached*.

Wiltshire Council would like to receive any comments on whether the Town Council believes the asset meets the definition of community value, or other relevant information, by 15 October 2026.

Wiltshire Council will decide whether to list the asset as an Asset of Community Value by 10 November 2026.

- *For consideration*

8. Neighbourhood Plan Delivery and Monitoring Group (NP D&M Group) Update

The draft Neighbourhood Plan has been updated as necessary to ensure that it is consistent with the latest National Planning Policy Framework and guidance.

A request for Habitats Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA) screening was submitted to Wiltshire Council on 4 September 2026. A response is expected by early November.

Redcliffe Homes have recently contacted the Town Council about Land off Park Lane. The proposed site is located within the Rural Green Buffer. The developers are keen to discuss the site with Councillors and members of the NP D&M Group and to find out more about the Town Council's review of its Neighbourhood Plan. A pre-planning meeting has been arranged for Redcliffe Homes which will take place at 5.45pm on Wednesday 18 November 2026, in the Town Hall. An invitation to the meeting will be extended to all Councillors, members of the NP D&M Group, and representatives from Box Parish Council.

The timetable for the Neighbourhood Plan Review has been reassessed, and the anticipated completion date of the Review is December 2027, however this is dependent on factors outside of the Town Council's control.

- *For information*

9. Lime Down Solar Park

The Planning Inspectorate has advised that a procedural decision has been made by the Examining Authority to amend the examination timetable. A copy of the notification is *attached*.

- *For information*

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