Corsham
TOWN COUNCIL

Minutes of the Council (Planning) Meeting held on Wednesday 15 July 2026

Present	Councillor A Brown (Chair) Councillors H Belcher OBE, N Brakspear, J Brook, A Calkin, J Coward, T Ellis, P Freestone, C Kerr, R Munn, N Pocock, I Scrannage, V Steadman, G Ward and A White
In Attendance	Mrs L Moor (Finance and Planning Officer)
In Attendance Online	Councillor R Hopkinson

PL 29/26 Apologies

Apologies were received from Councillors S Abbott and G McCaffery.

PL 30/26 Public Question Time and Petitions

There were none.

PL 31/26 Declarations of Interest

Councillor A Calkin declared a pecuniary interest in application PL/2026/03890 - Martingate Centre - Upgrade to shopping precinct and service yard facades, removal of glazed canopies, relocation of shop entrance, new green wall, trompe l'oeil murals and changes of use of parts from residential to hotel use and commercial to residential use at first floor, as he had been approached by the applicant to carry out some artwork. Councillor A Calkin left the room during the discussion and decision on the item.

PL 32/26 Applications

CORSHAM LADBROOK WARD

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

Resolved: that, subject to approval of Wiltshire Council's Conservation Officer, no objection be raised. The Town Council requests that the lights for the hanging sign be

switched off when the hotel closes, so that the sign is not illuminated throughout the night.

PL/2026/03890 Martingate Centre - Upgrade to shopping precinct and service yard facades, removal of glazed canopies, relocation of shop entrance, new green wall, trompe l'oeil murals and changes of use of parts from residential to hotel use and commercial to residential use at first floor.

Resolved: that, subject to approval of Wiltshire Council's Conservation Officer, no objection be raised.

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.

Resolved: that, subject to approval of Wiltshire Council's Conservation Officer, no objection be raised.

CORSHAM PICKWICK WARD

PL/2026/03332 Building SP2, Corsham Science Park, Park Lane - Erection of single-storey link building between SP3 and SP2 and single-storey airlock lobby, installation of external plant decks, fire escape, goods lift, new windows and doors, flues and associated plant and machinery. Relocated parking and refuse and waste areas and associated works**.**

Resolved: as it was noted that this site was within Box parish and not within Corsham (Pickwick Ward), no comment was made on the application.

PL/2026/03884 13 Meadland - First-floor side extension over store, utility and kitchen.

Resolved: that no objection be raised.

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

Resolved: that, subject to approval of Wiltshire Council's Conservation Officer, no objection be raised.

PL 33/26 Amended/Additional Plans

CORSHAM NESTON WARD

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

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.

viii) 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

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

Resolved: that, subject to approval of Wiltshire Council's Highways Department, no objection be raised.

PL 34/26 Decisions

(1) Approvals

CORSHAM LADBROOK WARD

PL/2026/02590 Priory Villa, 118 Priory Street - Demolition of existing single-storey rear conservatory and replacement with single-storey rear and side infill extension.

PL/2025/06986 Corsham Court, High Street - Listed Building Consent (Alt/Ext) - Fitting two wood burning stoves within first-floor rooms of the private west wing.

PL/2026/02839 5 Lypiatt Road - The renovation of a bungalow, including new replacement windows, in some cases, differing in size to the originals. Proposed sliding doors to the rear elevations, conversion of garage and improved connection to the house with a flat roof.

PL/2026/02005 Holly Tree House, Pound Pill - Extension of utility room to form a self-contained space to house a wood pellet hopper.

CORSHAM NESTON WARD

PL/2026/02957 Neston Primary School, Church Rise, Neston - Notification of proposed works to trees in a Conservation Area - G0968 9 x Goat Willow Salix tree close to pond has unstable root system over pond liner - Fell tree next to pond. G0970 4 x Osier Willow Salix viminalis multi stemmed from base. Snapped

sections in upper canopy - Re-pollard at 2.5m. 0996 Field Maple Acer campestre in G0989. Divides at 1m. Swept east. Extensive squirrel damage - Pollard at 3.5m. G0999 Species include Beech, Field Maple, Hazel, Horse Chestnut, English Oak, Hawthorn and Alder Shelterbelt separating school from fields. Dense scrub/bramble limiting access in places. Some squirrel damage. 1 x dead Alder - Fell dead Alder. 0703 Beech Fagus sylvatica divides at 1m. 75mm diameter deadwood over playing field/goal - Remove deadwood. 0717 Sycamore Acer pseudoplatanus deadwood over footpath - Remove deadwood over footpath. 0722 Larch Larix decidua - Dead - Fell.

PL/2026/02682 — 24 Pool Green, Neston - Demolish existing single blockwork and corrugated roof utility room and polycarbonate sheet link. Extend out to end of building creating a dedicated utility, open plan kitchen and living room, bifold doors to open onto main garden, extend size of the bathroom and install below ground rainwater harvesting tank to take rain from gutters.

(2) Refusals

There were none.

(3) Withdrawn

There were none.

(4) Prior Approval Not Required

CORSHAM NESTON WARD

PL/2026/02759 — Ministry of Defence, Building 406, Westwells Road - Prior approval Part 14 Class J: Installation or alteration etc. of solar equipment on non-domestic premises - Installation of a 100.98 kWp Solar PV system (198 x 510Wp PV panels) on the roof-top of Building 406.

PL 35/26 Wiltshire Local Plan

Wiltshire Council had published a Notice of Intention to commence the preparation of a new Wiltshire Local Plan, along with timetable details. The commencement date was 30 June 2026, and the adoption date would be 30 April 2029.

As part of the Local Plan process, Wiltshire Council recently issued a call for sites. Councillor H Belcher recommended that the Town Council respond to the consultation.

Wiltshire Council's call for sites would be discussed at the next Council (Planning) meeting and at the next Neighbourhood Plan Delivery and Monitoring Group meeting.

Resolved: that,

i) commencement of the preparation of the new Wiltshire Local Plan be noted

ii) a response to the call for sites be considered.

PL 36/26 Lime Down Solar Park Updates

The Land Plan which showed the land that would be compulsory acquired for the proposed development was considered.

Notification had been received from the Planning Inspectorate of the Examining Authority's procedural decision following the applicant's request to make changes to the application. The four changes proposed were:

1. An extension of the order limits at Lime Down D to allow the emergency access to the Battery Energy Storage System (BESS) to connect with the public highway.

2. Realignment of solar photovoltaic (PV) infrastructure within Lime Down C to allow Public Right of Way (PRoW) WT/SHER/18 to be realigned.

3. Update to the Works Plans to allow more flexibility in the detailed design of the interconnecting cable alignment.

4. Removal of solar PV infrastructure from Lime Down C in response to feedback from Cotswolds National Landscape (CNL) Board.

Resolved: that,

i) the plan showing the land that would be compulsory acquired for the proposed Lime Down Solar Park development be noted

ii) the applicant's request to make four changes to the application be noted.

PL 37/26 Consultation - Permitted development rights: schools, assets of community value, defence and conservation

The government was seeking views on proposals for new and amended permitted development rights. It had launched a consultation which covered the following areas:

1. extending the existing temporary permitted development right for schools affected by reinforced autoclaved aerated concrete (RAAC)
2. removing assets of community value from the demolition permitted development right
3. changes to the permitted development right that allows development by the Crown on closed defence sites

4. new permitted development flexibilities to enable the development of conservation measures within environmental delivery plans

The consultation was open until 5 August 2026.

Resolved: that Officers submit a response to the consultation on behalf of the Town Council. The response to include the Town Council's general support for the proposals for new and amended permitted development rights, apart from 'changes to the permitted development right that allows development by the Crown on closed defence sites'.

The meeting commenced at 7.00pm and closed at 7.49pm. There was one member of the public present at the meeting.

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CHAIR DATE

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