Corsham
TOWN COUNCIL

Minutes of the Council (Planning) Meeting held on Wednesday 16 September 2026

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

PL 54/26 Apologies

Apologies were received from Councillors S Abbott, J Brook, A Calkin, C Kerr, N Pocock and G Ward.

PL 55/26 Public Question Time and Petitions

There were none.

PL 56/26 Declarations of Interest

There were none.

PL 57/26 Applications

CORSHAM LADBROOK WARD

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

Resolved: that no objection be raised.

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

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

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

Resolved: that no objection be raised.

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.

Resolved: that no objection be raised.

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.

Resolved: that no objection be raised.

PL/2026/05560 Ivy House, 2 Priory Steet - 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.

Resolved: that no objection be raised.

PL 58/26 Amended/Additional Plans

There were none for this meeting.

PL 59/26 Decisions

(1) Approvals

CORSHAM GASTARD WARD

PL/2026/02658 Unit 3 Moonraker Farm - Retrospective change of use and conversion of part of Hut 3 from car storage (B8) to car valeting (Sui Generis).

CORSHAM LADBROOK WARD

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.

PL/2026/04518 Priory Lodge, Priory Street - Notification of proposed works to trees in a Conservation Area - T1 - Cotoneaster tree - crown reduce by 1m and shape; crown clean to remove deadwood and crossing branches. T2 - Holly tree - reduce height by 1m-1.5m and prune to separate from adjacent Conifer tree. T3 - Cotoneaster tree - crown reduce by 1.5m to shape. T4 - unspecified tree - remove damaged stem and reshape remaining canopy.

PL/2026/04339 2 Broadmead - Localised external structural alterations and demolitions to allow for new single-storey extension.

PL/2026/05517 Land to the rear of Fairfield House, 44 High Street - Sycamore tree - Fell.

Wiltshire Council confirms that the above tree is classified as Dead and Dangerous (DD). The tree can be removed under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. This allows the removal of any protected tree, which is 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.

PL/2026/04684 Amberley, Pound Pill - Notification of proposed works to trees in a Conservation Area - T1 Walnut - Fell - previously suppressed, weighted over neighbouring property. T2 Flowering Cherry - Reduce east side by 30/40% - defective union at 1.5m, reduce weight on union.

CORSHAM PICKWICK WARD

PL/2026/04523 Manor Barn, Pickwick - Notification of proposed works to trees in a Conservation Area - T1 - Crown reduce Lime tree by up to 30% to leave a natural shape -crown clean to remove any major deadwood and crossing branches.

PL/2026/05513 Greystones, 47 Pickwick - Ash tree (dead) - Fell.

Wiltshire Council confirms that the above tree is classified as Dead and Dangerous (DD). The tree can be removed under the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

This allows the removal of any protected tree, which is dead or imminently dangerous, without the need to make a formal Tree Work Application to the Council.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 60/26 National Planning Policy Framework (NPPF)

The Government had published the new NPPF on 17 August 2026.

The Society of Local Council Clerks (SLCC) had identified some keys points that local councils should be aware of in relation to the NPPF:

- The NPPF only affects England.
- It follows the draft that went out for consultation in December 2025, and the consultation that closed in March 2026.
- The NPPF is the key land use planning document. Its primary purpose is to provide a clear set of policies for making decisions on planning applications for local planning authorities and others to follow when preparing development plans and other planning documents, including neighbourhood plans.
- It represents the biggest rewrite of planning rules in a decade, if not longer.
- Most of the measures it contains take immediate effect.
- Many of the proposals are high level and strategic.
- The changes are intended to unlock thousands of new homes, support economic growth and help more people live closer to jobs, schools and services.
- The changes are also intended to speed up planning decisions and make them more certain.
- Some of the key changes are that planning policies that have been traditionally set at the local level will now be set nationally.
- A key test is whether a proposal is inside or outside the built-up area. Inside the built-up area, a proposal should be approved unless the benefits of doing so would be substantially outweighed by adverse effects. Outside a built-up area, only certain kinds of development are allowed at all.

These points were considered, including the key test used to determine whether a proposal lies within or outside the built-up area. It was explained that Wiltshire Council uses settlement boundaries to define the limits of towns, and it was suggested that a copy of the Corsham settlement boundary be circulated for reference. At village level, settlement boundaries were removed. At this stage of the Local Plan, it is unclear if they will be reinstated.

It was recommended that the Town Council's consultation responses to planning applications include appropriate supporting evidence to justify the comments and recommendations made.

It was noted that the SLCC would be preparing detailed guidance and advice on the NPPF and its implications for local councils.

Resolved: that the NPPF be noted.

PL 61/26 Wiltshire Council Local Plan Scoping Consultation

Wiltshire Council had launched a Scoping Consultation as part of the preparation of the new Wiltshire Local Plan

The consultation was open until 30 September 2026.

Resolved:

i) that Councillors review the scoping document and provide their responses to the Finance and Planning Officer by 9am on 28 September 2026.

ii) *that the preparation and submission of the Town Council's response to the consultation, informed by comments received from Councillors, be delegated to the Chief Executive, in consultation with the Chair.*

PL 62/26 Lime Down Solar Park

The Planning Inspectorate had confirmed a further series of hearings in relation to the Lime Down Solar Project, scheduled for 22, 23 and 24 September 2026.

Resolved: that the details of the hearings being held on 22,23 and 24 September 2026 be noted.

The meeting commenced at 7.00pm and closed at 7.34pm. There were no members of 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.