

**Minutes of the Council (Planning) Meeting held on
Wednesday 17 December 2025**

Present Councillor A Brown (Chair)
Councillors S Abbott, H Belcher OBE, N Brakspear, J Brook,
J Coward, T Ellis, R Hopkinson, G McCaffery, R Munn,
I Scrannage, V Steadman, G Ward

In Attendance Mrs L Moor (Finance and Planning Officer)

In Attendance Online Councillor A White

PL 92/25 Apologies

Apologies were received from Councillor N Pocock.

PL 93/25 Public Question Time and Petitions

There were none.

PL 94/25 Declarations of Interest

Councillor Belcher declared a non-pecuniary interest in application 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, as she is a Wiltshire Council Cabinet Member responsible for assets and Wiltshire Council is the applicant. Councillor Belcher remained in the room during the discussion and decision on the item.

Councillor Hopkinson declared a non-pecuniary interest in agenda item 8 - New Premises Licence Application - Neston Park Home Farm, Neston, as she has purchased tickets for the WOMAD event to which the licence application relates. Councillor Hopkinson remained in the room during the discussion and decision on the item.

PL 95/25 Applications

CORSHAM GASTARD WARD

[PL/2025/09452](#) 11 The Close, Gastard - Proposed single-storey rear extension and porch to dwelling.

Resolved: that no objection be raised.

CORSHAM LADBROOK WARD

[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.

Resolved: that no objection be raised.

[PL/2025/09490](#)
[PL/2025/09626](#) 12 Martingate Centre and 13 High Street - Full Planning Permission and Listed Building Consent - Kitchen ventilation and ASHP plant associated with approved hotel and brasserie at 13 High St Corsham in the setting of the listed building.

Resolved: that subject to the approval of Wiltshire Council's Public Protection Team, no objection be raised.

CORSHAM NESTON WARD

[PL/2025/09367](#) 18 Greenhill, Neston - Proposed single-storey side and front extensions.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[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.

Resolved: that no objection be raised.

[PL/2025/09297](#) Beechfield House, Academy Drive - Notification of proposed works to trees in a Conservation Area - T33 Holm Oak - Reduce/thin branch ends all round where appropriate by concentrating and reducing longer branches so that a good balance canopy is retained that allows for inner crown growth to form with the idea to allow the tree to provide a more compact crown with inner growth so the tree can be reduced gradually overtime and retain a good amount of

leaf coverage. 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.

Resolved: that no objection be raised.

[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.

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.

PL 96/25 Amended/Additional Plans

There were none.

PL 97/25 Decisions

(1) Approvals

CORSHAM LADBROOK WARD

PL/2025/08370 Arboretum at Corsham Court - Notification of proposed works to trees in a Conservation Area - Two Scots Pine trees - fell (Nos 6 and 7), one Ash tree - fell (No. 12), one Hornbeam tree - coppice (No. 3), two groups of Beech trees - thin and remove hanging branches (Nos 8 and 11), one Judas tree - tidy up one limb (No. 5), one Ash tree - fell (No. 13), three Scot Pine trees - fell (Nos 14 and 15).

PL/2025/08453 Ash Villa - 5 Pound Pill - T1 Hornbeam - Top by 1.5m. Cut back lateral branches by 0.5m. T2 Field Maple - Top by 2m, Cut back lateral branches by 1m. T3 Maple - Top by 0.5m Cut back lateral branches by 0.5m to shape crown.

PL/2025/07798 24 South Street - Proposed double-storey rear extension.

CORSHAM NESTON WARD

PL/2025/08662 18 Moor Green - Notification of proposed works to trees in a Conservation Area - 25% reduction of the canopy of large Walnut tree (16-18m estimate) as well as dead wooding.

CORSHAM PICKWICK WARD

- * PL/2025/01928 Long Acre, 56 Pickwick – Single-storey rear extension, replacement of flat roof with pitched roof, partial loft conversion, internal alteration and associated works.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 98/25 Neighbourhood Plan Delivery & Monitoring Group (NP D&M) Update

A full review of the latest drafts of the Corsham Design Guide and the Neighbourhood Plan had been completed by the Chief Executive, Chair of the NP D&M Group and the Finance and Planning Officer. Suggested improvements and updates for both documents would be submitted to the relevant consultants before Christmas, in the hope that revised editions would be received back in January.

Resolved: that the update be noted.

PL 99/25 New Premises Licence Application - Neston Park Home Farm, Neston

The licensing authority had received a New Premises Licence application for WOMAD, Neston Park Home Farm, Neston, Corsham, SN13 9TG.

The application requested the following:

Premises Licence start date:	20 July 2026
No. of people expected to attend:	29,999
Provision of regulated entertainment: (See application for details of days/times)	Plays, Films Live Music, Recorded Music Performances of Dance, Acting
Provision of late-night refreshments:	Thursday 23:00 - 05:00 Friday 23:00 - 05:00 Saturday 23:00 - 05:00 Sunday 23:00 - 05:00

Supply of alcohol timings:

Thursday 11:00 - 02:00

Friday 11:00 - 04:00

Saturday 11:00 - 04:00

Sunday 11:00 - 04:00

Any representations against/for the application needed to be received in writing no later than 7 January 2026.

Resolved: that no objection be raised.

The meeting commenced at 7.00pm and closed at 7.33pm. There were no members of the public present at the meeting.

CHAIR

DATE

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