

**Minutes of the Council (Planning) Meeting held on
Wednesday 28 January 2026**

Present Councillor A Brown (Chair)
Councillors S Abbott, N Brakspear, J Brook, J Coward, R Munn,
N Pocock, I Scrannage, V Steadman, G Ward

In Attendance Mrs L Moor (Finance and Planning Officer)

In Attendance Online Councillors R Hopkinson and A White

PL 107/25 Apologies

Apologies were received from Councillors H Belcher OBE and T Ellis.

PL 108/25 Public Question Time and Petitions

There were none.

PL 109/25 Declarations of Interest

Councillor Brakspear declared a non-pecuniary interest in application PL/2026/00254 - Manor Barn, Pickwick - Notification of proposed works to trees in a Conservation Area - T1 Conifer - Crown lifted to remove branches sitting on garage. T2 T3 T5 T6 T7 Conifer - Fell. T4 Apple tree – Fell, as he is the next-door neighbour of the applicant. Councillor Brakspear remained in the room during the discussion and decision on the item.

PL 110/25 Applications

CORSHAM LADBROOK WARD

[PL/2025/09922](#) 18 Ludmead Road - First-floor extensions over garage and study. Ground floor single-storey rear extension.

Resolved: that no objection be raised.

[PL/2025/09995](#) 1-6, Smiths Yard - Replacement of the existing timber windows for flush casement uPVC windows of a similar style and appearance.

Resolved: that no objection be raised.

[PL/2026/00073](#) 11 Bences Lane - Notification of proposed works to trees in a Conservation Area - Two Silver Birch trees at rear of the property to have canopy reduction and thinning of up to 30 percent, cut to appropriate growth points.

Resolved: that no objection be raised.

[PL/2026/00038](#) 70 Broadmead - Single-storey front extension, part garage conversion, part redesign of flat roof element to the side to form new dual pitched roof, installation of roof lantern to the rear flat roof.

Resolved: that no objection be raised.

[PL/2026/00304](#) 67 Brook Drive - Proposed first-floor rear extension.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2026/00254](#) Manor Barn, Pickwick - Notification of proposed works to trees in a Conservation Area - T1 Conifer - Crown lifted to remove branches sitting on garage. T2 T3 T5 T6 T7 Conifer - Fell. T4 Apple tree - Fell.

Resolved: that no objection be raised.

PL 111/25 Amended/Additional Plans

There were none.

PL 112/25 Decisions

(1) Approvals

CORSHAM GASTARD WARD

[PL/2025/06828](#) 3 Ladbrook Lane - Change Of Use of land from agricultural to residential. Split level extension, retaining the existing ridge level but adding a storey due to the difference in ground level into the owner's garden. Improvement of old and failing external finishes to become timber clad in keeping with its agricultural use.

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.

[PL/2025/08967](#) 19 The Tynings - Single-storey extension to front, side and rear of house.

PL/2025/08506 1 Martingate Centre, Post Office Lane - Replacement refrigeration plant to flat roof; alterations to existing goods in entrance, alterations to existing entrance doors and replacement canopy glazing.

CORSHAM NESTON WARD

PL/2025/06256 Ridge House, The Ridge - Listed Building Consent (Alt/Ext) - Conversion of existing stables for incidental home use to include home gym, changing spaces and a home office, replacement of external window glazing, installation of secondary glazing, new door, installation of roof lights, upgrading of internal floor and wall insulation.

PL/2025/06115 Ridge House, The Ridge - Conversion of existing stables for incidental home use to include home gym, changing spaces and a home office, construct a natural pool, new greenhouse and landscaping works to kitchen garden, replacement of external window glazing, installation of secondary glazing, new door, installation of roof lights, upgrading of internal floor and wall insulation, installation of air source heat pump.

CORSHAM PICKWICK WARD

PL/2025/09297 Beechfield House, Academy Drive - Notification of proposed works to trees in a Conservation Area - T33 Holm Oak - Up to 1.5m branch reduction. Remove mixed vegetation regeneration from round the base of the tree. T40 Black Walnut - Reduce by 2-3m all round. T49 Common Ash - Remove dead stems. T50 Balsam Poplar - Reduce back to previous reduction points. T59 Holm Oak - Reduce crown by 2-3m 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 1.8m section of Ivy from base of trunk. T92 Field Maple - Prune to provide 1.5-2m separation to building. T96 Horse Chestnut - Prune to provide 1.5-2m 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.

PL/2025/08628 1 Farthingale Cottages, Academy Drive - Single-storey rear extension.

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.

(2) Refusals

CORSHAM LADBROOK WARD

* PL/2025/08780 8 Providence Lane - Two-storey extension to side of house.

(3) Withdrawn

There were none for this meeting.

(4) Prior Notification

CORSHAM GASTARD WARD

PL/2026/00292 Court Farm, Gastard Lane - Prior notification:
Excavation/waste material - Construct an earth-banked slurry lagoon.

PL 113/25 Planning Appeal Decision

Land North of Bath Road, Corsham, SN13 9XR

Appeal Ref: APP/Y3940/W/25/3370482

The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a failure to give notice within the prescribed period of a decision on an application for outline planning permission

The appeal is made by Great Tew Construction LLP against Wiltshire Council.

The application Ref is PL/2024/05384.

The development proposed is a residential development (including 30% affordable housing), of up to 150 dwellings, up to 1550m² mixed-use hub (Use Class E), construction of 4-arm roundabout junction, secondary pedestrian access, parking, public open space with play space, pedestrian and cycle

routes, landscaping, sustainable drainage system (SuDS) and associated infrastructure with all matters reserved except for access.

Decision - the appeal is allowed, subject to conditions.

Resolved: that the Appeal Decision be noted.

PL 114/25 Wiltshire Local Plan Examination - Inspectors' Post Stage 2 Hearings Letter

The Inspectors' letter was considered. Attention was drawn to the following paragraphs, all of which could have huge implications for Corsham:

- Paras 17-18 - Reserve Sites - possibly allocating them now rather than as reserve.
- Paras 19-21 - Employment Land Allocation - the need to identify land.
- Paras 24-26 - The Plan Period - adoption not until 2027 and possibly extending the Plan period by four years to 2042.

It was noted that a query was raised by the Inspectors about where development might come forward across the three Housing Market Areas (HMA). This was in response to Wiltshire Council's suggested stepped approach in relation to Salisbury HMA. This could mean Corsham sites coming forward much earlier than anticipated.

Resolved: that the Inspectors' post Stage 2 hearings letter was noted.

PL 115/25 Reducing the Prevalence of Private Estate Management Arrangements - Open Consultation

It was noted that the consultation opened on 18 December 2025 and would run until 12 March 2026, and that the Chief Executive, Head of Finance and Administration, and the Finance and Planning Officer would be meeting to review the consultation information.

Resolved: that the formulation and submission of a response to the consultation, on behalf of the Town Council, be delegated to the Chief Executive.

The meeting commenced at 7.00pm and closed at 7.31pm. There was one member 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.