Corsham
TOWN COUNCIL

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

Present	Councillor A Brown (Chair) Councillors S Abbott, N Brakspear, J Coward, T Ellis, P Freestone, R Munn, N Pocock, I Scrannage and A White
In Attendance	Mrs L Moor (Finance and Planning Officer)
In Attendance Online	Councillor G Ward

PL 72/26 Apologies

Apologies were received from Councillors H Belcher OBE, J Brook, A Calkin, R Hopkinson, G McCaffery and V Steadman.

PL 73/26 Public Question Time and Petitions

There were none.

PL 74/26 Declarations of Interest

There were none.

PL 75/26 Applications

CORSHAM GASTARD WARD

PL/2026/06080 Thingley Bridge Cottage, Thingley - Proposed conversion of existing detached garage into ancillary accommodation.

Resolved: that no objection be raised, subject to a condition ensuring the outbuilding remains ancillary to the main dwelling.

CORSHAM LADBROOK WARD

PL/2026/06123
PL/2026/06374

Methuen Arms Hotel, High Street - Consent to display an advertisement and Listed Building Consent (Alt/Ext) - New sign-written logos, vinyl window logos and directional post sign to Dovecote Barn.

Resolved:

(i) to object to the proposed signage on the Dovecote Barn doors facing South Place, on the grounds that it is too large.

(ii) that no objection be raised to the vinyl window logos and directional post sign, subject to approval of Wiltshire Council's Conservation Officer.

PL/2026/06392

75 Pickwick Road - Remove and replace existing garage roof (pitch/design to remain similar). Installation of Velux window. Replacement of garage door.

Resolved: To object to the proposal on the grounds that the submitted plans do not clearly illustrate the pitch and design of the proposed garage roof, nor the position of the Velux window.

PL/2026/05597

19 Dicketts Road - To build a small extension/large porch to replace falling down shed and roof that covers front door, and a dropped kerb for vehicular access.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

PL/2026/06505

2 Bakers Corner - Notification of proposed works to trees in a Conservation Area - Tree 1 - Purple Plum - extensive deadwood - remove deadwood and shape remaining tree to balance. Tree 2 - Chanticleer Pear - touching power and telephone lines - reduce height and canopy by 2-3m. Tree 3 - Lawson Cypress - too big for location - fell.

Resolved: that no objection be raised. Consideration should be given to replacing the felled Lawson Cypress with a tree of a more appropriate species.

PL/2026/06477
PL/2026/06587

Little Lypiatt Farm, Rough Street - Full Planning Permission and Listed Building Consent (Alt/Ext) - Proposed single-storey extension and alterations to Grade II Listed Little Lypiatt Farmhouse, including alterations to the existing courtyard and outbuilding to provide a garden/family room, WC and wet room, formation of new and altered openings, replacement windows and doors, and associated internal and external alterations.

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

PL/2026/06077

Land West of Westwells Road - Retrospective planning application for a steel framed, fabric covered troop shelter (3-sided RUBB temporary shelter BVR 6.5m x 30m x 3.5m with Module Bridge).

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

PL/2026/05920
PL/2026/06158

37 Pickwick - Full Planning Permission and Listed Building Consent (Alt/Ext) - Single-storey rear extension.

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

PL 76/26 Amended/Additional Plans

BOX PARISH

PL/2026/04120

Former RAF Rudloe No.2 Site, Westwells Road - Redevelopment for Erection of 167no. dwellings, public open space, access, infrastructure and associated works.

Resolved: to object to the application on the grounds that:

(i) existing healthcare infrastructure, including doctors' surgeries, dentists and pharmacies, is insufficient to meet the additional demand generated by the proposed development.

(ii) the Flood Risk Assessment is no longer current. An updated Flood Risk Assessment should be prepared and submitted.

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.

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 routes 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;

viii) the application did not contain sufficient detail to fully understand the potential impact of the proposal.

CORSHAM PICKWICK WARD

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

Resolved: that no objection be raised.

PL 77/26 Decisions

(1) Approvals

CORSHAM GASTARD WARD

* PL/2025/03843 Ridgefield Farm, Green Road, The Ridge - Proposed extensions to existing agricultural dwelling house and ancillary works.

CORSHAM LADBROOK WARD

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

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.

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.

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.

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.

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

CORSHAM NESTON WARD

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

* PL/2024/05527 Land South of Westwells Road, Westwells Road - Redevelopment of site to deliver extension to existing Spring Park data centre campus consisting of (a) free standing data centre building (b) energy, power, and water infrastructure (c) site access and internal roads (d) site security arrangements (e) diverted Public Rights of Ways (f) hard and soft, green and blue, landscaping and (g) other ancillary and auxiliary forms of development.

CORSHAM PICKWICK WARD

* PL/2026/04756 5 Travellers Rest, Bath Road - Extension to existing detached garage to form carport and roof space storage.

PL/2026/05051 8 Academy Drive - Notification of proposed works to trees in a Conservation Area - T1 - Crown reduce Silver Birch tree to front by up to 1.3m in height, 1.5m on selected lateral branches and crown raise to 2.5m above ground level. T2 - Crown reduce Hawthorn tree back to previous pruning points. T3 - Crown reduce Silver Birch tree back to previous pruning points. T4 - Crown reduce Silver Birch tree back to previous pruning points.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

CORSHAM GASTARD WARD

PL/2026/06543 Corsham Rugby Football Club, Westrop - Installation of LED floodlighting.

CORSHAM LADBROOK WARD

PL/2026/04478 Alpha Cottage, 26 Station Road - Two-storey rear extension.

(4) Prior Approval Not Required

CORSHAM NESTON WARD

PL/2026/02271 MOD Corsham, Westwells Road - Class TA Notification - Erect a temporary fire station office and rest area facility.

PL/2026/05514 44 Greenhill - Prior approval Part 1 Class A.1(ea): Larger home extension - Proposed single-storey rear extension (to extend beyond the rear wall of the original dwelling house by 4.65m with a maximum height of 3.1m and eaves height of 2.95m).

(5) Lawful Development: Proposed Use

CORSHAM GASTARD WARD

PL/2026/04908 The Oaks, 21 Coppershell - The stationing of a mobile home within the residential curtilage of a dwellinghouse, for purposes ancillary to the Class C3 residential use of the main dwellinghouse.

PL 78/26 Planning Appeal Decision

Park Farm Barn, Westrop, Corsham, SN13 9QF

Appeal Ref: 6009057

The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.

The appeal is made by Mr T Waldron against the decision of Wiltshire Council.

The application reference is PL/2026/01149.

The development proposed is the change of use of rural building to form Class C3 dwellinghouse.

Decision - the appeal is allowed, subject to conditions.

Resolved - that the Appeal Decision be noted.

The meeting commenced at 7.00pm and closed at 7.59pm. 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.