Corsham
TOWN COUNCIL

Minutes of the Council (Planning) Meeting held on Wednesday 3 June 2026

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

PL 09/26 Apologies

Apologies were received from Councillors S Abbott, J Coward and R Munn

PL 10/26 Public Question Time and Petitions

There were none.

PL 11/26 Declarations of Interest

Councillor G Ward declared a non-pecuniary interest in application PL/2026/02760 - Ministry of Defence, Building 425, Westwells Road - Prior approval Part 14 Class J: Installation or alteration etc. of solar equipment on non-domestic premises - Installation of a 174.93 kWp Solar PV system on the roof-top of Building 425 at the MOD Corsham site. The installation will be comprised of 343 x 510Wp PV panels. These are fitted flush to the roof using a low-rise mounting kit, ensuring that the panels do not protrude more than 0.2m from the plane of the roof, as he is employed by the MOD. Councillor G Ward remained online during the discussion and decision on the item.

Councillor G Ward declared a non-pecuniary interest in application 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, as he is employed by the MOD. Councillor G Ward remained online during the discussion and decision on the item.

PL 12/26 Applications

CORSHAM LADBROOK WARD

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.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

PL/2026/02760 Ministry of Defence, Building 425, Westwells Road - Prior approval Part 14 Class J: Installation or alteration etc. of solar equipment on non-domestic premises - Installation of a 174.93 kWp Solar PV system on the roof-top of Building 425 at the MOD Corsham site. The installation will be comprised of 343 x 510Wp PV panels. These are fitted flush to the roof using a low-rise mounting kit, ensuring that the panels do not protrude more than 0.2m from the plane of the roof.

Resolved: that no objection be raised.

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.

Resolved: that no objection be raised.

PL/2026/02957 Neston Primary School - 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 - spray marked. 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.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

PL/2026/03002 17 Sandown Crescent - Addition of two number dormer windows to the front elevation, matching style and size of other examples existing on the estate. A single-storey rear extension linking to a proposed garage conversion.

Resolved: that, subject to Wiltshire Council Parking Standards being met, no objection be raised.

PL 13/26 Amended/Additional Plans

CORSHAM PICKWICK WARD

PL/2026/01094 The Stoneyard, Potley Lane - Removal/variation of conditions - Variation of Condition 2 of PL/2023/01953 (a Section 73 permission varying N/92/00419/F to allow the building to be used for mixed E(g) and B8 use) to amend the approved design and materials.

Resolved: to object to the proposed change of materials on the grounds that it does not comply with policy CNP HE1 (d) of the Corsham Neighbourhood Plan, which states: "All new development within the Corsham Neighbourhood Plan area must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment. Good design for Corsham means: d) using good quality materials that complement the existing historic vernacular of Corsham whilst respecting the individual context of each proposal."

PL 14/26 Decisions

(1) Approvals

CORSHAM LADBROOK WARD

PL/2026/02972 29 Alexander Terrace - 1 x dead Conifer tree and 3 x unspecified dead trees - Fell.

Wiltshire Council confirms that the above trees are classified as Dead and Dangerous. The trees 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/2026/01346
PL/2026/01513 Methuen Arms Hotel, High Street - Full Planning Permission and Listed Building Consent (Alt/Ext) - Conversion of barn outbuilding and adjoining outbuilding to create function room and food preparation area for use by the pub and hotel, including repairs and refurbishment throughout, new WCs within existing mezzanine, and new internal door. Construction of rear extension to barn. Application of cedar cladding to the southwest end elevation of the modern timber garage block and laying of gravel to the yard area to provide staff parking.

PL/2026/01594 5 The Tynings - First-floor extension over garage, at side of house.

PL/2026/01310
PL/2026/01454 2 Bences Lane - Full Planning Permission and Listed Building Consent (Alt/Ext) - Proposed internal alterations within cottage including link first-floor levels; rooflight and sun tubes; linking outbuildings to create ancillary accommodation.

PL/2025/07294 Playroom Barn, Corsham Court - Listed Building Consent (Alt/Ext) - Structural repairs to roof and external walls and the replacement of the north elevation window.

(2) Refusals

There were none.

(3) Withdrawn

There were none.

(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 15/26 Community Infrastructure Levy (CIL)

The updated CIL Wishlist was discussed. It was felt that some of the priorities needed rearranging.

Resolved: that the CIL Wishlist would be further considered by the Chief Executive, Chair of the Council, and Chair of the Finance and Administration Committee. An update would be presented at a future Council (Planning) meeting.

PL 16/26 Notice of Withdrawal of Wiltshire Local Plan Pre-Submission Draft 2020 - 2038 (Regulation 19)

The statement giving notice that Wiltshire Council had withdrawn the Wiltshire Local Plan Review from examination was considered.

Resolved: that Wiltshire Council's withdrawal of its Wiltshire Local Plan Review from examination be noted.

PL 17/26 Lime Down Solar Park Ltd - Amendment to Examination Timetable

The Planning Inspectorate had advised that a procedural decision had been made by the Examining Authority to amend the examination timetable. In summary:

- A new Deadline 2A had been created for affected persons and interested parties to request (and register) to speak at a compulsory acquisition hearing 1 (CAH1) and at open floor hearing 2 (OFH2); and
- A new entry at Deadline 5 had been created for affected persons and interested parties to request a further CAH and OFH later in the examination, noting that the weeks commencing 14 and 21 September have already been reserved for hearings (if required) in the timetable.

Councillor Brown advised that he had registered to have access to the compulsory acquisition hearing taking place on 30 June 2026.

Resolved: that the amendment to the Examination Timetable be noted.

The meeting commenced at 7.00pm and closed at 7.40pm. 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.