Corsham
TOWN COUNCIL

Minutes of the Council (Planning) Meeting held on Wednesday 5 August 2026

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

PL 38/26 Apologies

Apologies were received from Councillors S Abbott, J Brook, R Hopkinson and N Pocock.

PL 39/26 Public Question Time and Petitions

There were none.

PL 40/26 Declarations of Interest

Councillor G Ward declared a non-pecuniary interest in application PL/2026/04735 - Gatesgarth, Lacock Road - Notification of proposed works to trees in a Conservation Area - T1 - Liquidamber tree - crown reduce by 40%; T2 - Silver Birch tree - crown reduce by 40%; T3 - Acer Crimson King tree - crown reduce by 40%; T4 - Silver Birch tree - crown reduce by 40%, as he is a neighbour of the applicant. Councillor G Ward remained in the room during the discussion and decision on the item.

Councillor G Ward declared a pecuniary interest in application 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, as he is the applicant. Councillor G Ward left the room during the discussion and decision on the item.

Councillor N Brakspear declared a non-pecuniary interest in application 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, as he is a neighbour of the applicant. Councillor N Brakspear remained in the room during the discussion and decision on the item.

PL 41/26 Applications

CORSHAM LADBROOK WARD

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.

Resolved: that no objection be raised.

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

Resolved: that no objection be raised.

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

Resolved: that no objection be raised.

PL/2026/04735 Gatesgarth, Lacock Road - Notification of proposed works to trees in a Conservation Area - T1 - Liquidamber tree - crown reduce by 40%; T2 - Silver Birch tree - crown reduce by 40%; T3 - Acer Crimson King tree - crown reduce by 40%; T4 - Silver Birch tree - crown reduce by 40%.

Resolved: that no objection be raised.

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.

Resolved: that no objection be raised.

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.

Resolved: that no objection be raised.

PL 42/26 Amended/Additional Plans

There were none for this meeting.

PL 43/26 Decisions

(1) Approvals

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.

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.

PL/2026/03507 34 Pickwick - Listed Building Consent (Alt/Ext) - Existing roof light above dining room to be removed and replaced with new conservation style roof window with associated external and internal alterations.

PL/2026/03298 64 Pickwick Road - Listed Building Consent (Alt/Ext) - Localised demolition and rebuilding of boundary wall that is out of plumb. Demolition of non-period timber garage.

(2) Refusals

CORSHAM LADBROOK WARD

PL/2026/03519 81 Dicketts Road - Proposed single-storey side and rear extensions.

(3) Withdrawn

There were none for this meeting.

(4) Prior Notification

CORSHAM PICKWICK WARD

PL/2026/04234 Pockeridge House, Basil Hill Barracks - Prior Notification: Demolition - Demolition of building (resubmission of PL/2026/01588).

(5) Lawful Development: Proposed Use

CORSHAM PICKWICK WARD

PL/2026/03994 1 Astute Place - Lawful development: Proposed Use - Loft conversion with front and rear dormers.

Wiltshire Council Decision - Planning Permission required.

Councillors would like clarification as to why there is no legal obligation for Town/Parish Councils to be consulted on Lawful Development: Proposed Use applications.

Resolved: that the Finance and Planning Officer seek clarification on the Lawful Development: Proposed Use process and circulate the information to Councillors.

PL 44/26 Wiltshire Local Plan - Call for Sites

The launch of Wiltshire Council's Call for Sites programme, which helps shape the Local Plan and identify land that may support future development needs, was considered. It was explained that submission of a site did not guarantee its allocation for development, but it ensured that the site would be assessed by Wiltshire Council as a potential option during the plan-making process.

The Call for Sites would be running from 9 July to 30 September 2026.

Wiltshire Council had already added some Corsham sites to the Call for Sites register, following its review of sites on the Strategic Housing and Economic Land Available Assessment (SHELAA) records. A map of the Corsham sites already on the Call for Sites register was reviewed.

It was noted that Site 3250 - Land North of 16 Bradford Road, was on the Call for Sites register. This site had been identified as the Town Council's preferred site for a development of up to 40 dwellings in the draft Neighbourhood Plan Review. The Town Council had written to the landowner of the site to seek agreement to include the land as a site allocation within the Neighbourhood Plan review, and a response was awaited.

The Town Council had also previously decided that should Site 3250 - Land North of 16 Bradford Road not accommodate 40 dwellings, then Site 479a - Land to the East of Leafield Trading Estate would be put forward as a site allocation in the Neighbourhood Plan Review and promoted as a mixed-use development to include office and residential accommodation. It was noted that Site 479a was not currently showing on the Call for Sites register.

Consideration was also given to a map of garage sites in Corsham owned by GreenSquare Accord (GSA). It was suggested that the Town Council could nominate these sites through the Call for Sites process, particularly as Policy CNP HE1 of the draft Neighbourhood Plan Review supports the redevelopment of disused garage sites across the area.

Resolved: that,

i) Site 479a - Land to the East of Leafield Trading Estate be submitted to the Call for Sites.

ii) The 19 GSA garage sites, as identified on the map attached, be submitted to the Call for Sites.

PL 45/26 Lime Down Solar Park - Notice of Variation to the Examination Timetable

Following the Examining Authority's acceptance of the applicant's request to make changes to the application for the Lime Down Solar Project, the Planning Inspectorate had issued notification of a variation to the examination timetable as detailed below:

- The existing deadline 6 on Friday 21 August 2026 now included the closing date for submission of relevant representations and written representations to be made on the changed application. Deadline 6 now also included the opportunity for any interested parties and/ or additional affected persons to request to speak about the changed application at an Open Floor Hearing a Compulsory Acquisition

Hearing or an Issue Specific Hearing (ISH) in relation to ISHs that had already been held.

Item 27 of the timetable clarifies that time had been reserved during the week of 21 September 2026 for those hearings to take place (if required).

- A new deadline 6A on Monday 24 August 2026 had been added for the applicant's submission of the Certificate of Compliance pursuant to Regulation 9 of the CA Regulations.

- A new deadline 6B on Wednesday 2 September 2026 had been added for comments on any relevant representations and written representations made at deadline 6 in relation to the changed application.

Resolved: that the variation to the examination timetable for the Lime Down Solar Park Project be noted.

PL 46/26 The National Planning Policy Framework (NPPF)

A Research Briefing by the House of Commons Library, which focussed on the NPPF consultation draft published in December 2025, was considered.

It was noted that publication of the revised NPPF had been delayed until after the summer parliamentary recess, mainly due to recent changes in government leadership, and that the revised NPPF was now expected in September.

Resolved: that the delayed release of the revised NPPF be noted.

The meeting commenced at 7.00pm and closed at 7.45pm. There were no members of the 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.