

**Minutes of the Council (Planning) Meeting held on
Wednesday 7 January 2026**

Present Councillor A Brown (Chair)
Councillors S Abbott, N Brakspear, J Brook, T Ellis, N Pocock,
I Scrannage, V Steadman, A White

In Attendance Mrs L Moor (Finance and Planning Officer)

PL 100/25 Apologies

Apologies were received from Councillors J Coward, R Hopkinson, R Munn and G Ward.

PL 101/25 Public Question Time and Petitions

One member of the public spoke in support of application PL/2025/09723 - Unit 1 Moonrakers Farm - Retrospective Change Of Use and conversion of part of Hut 1 from car storage (B8) to vehicle repairs (Sui Generis). She explained that when the applicant set-up a car servicing business in February 2025, he was unaware that planning permission would need to be sought for the change of use of the unit from car storage to vehicle repairs. Details of the customer base, opening hours and number of employees were explained.

One member of the public spoke in objection to application PL/2025/09723 - Unit 1 Moonrakers Farm - Retrospective Change Of Use and conversion of part of Hut 1 from car storage (B8) to vehicle repairs (Sui Generis). He explained that whilst he was in support of local businesses, he was concerned that the small rural site was gradually being industrialised. He felt that the location was unsuitable for the increase in traffic that the business would generate.

One member of the public spoke in objection to application PL/2025/05552 (Amended/Additional Plans) - Land South of Brockleaze, Neston - Battery Energy Storage System with associated infrastructure. He explained his concerns over the volume and timing of the numerous additional documents that the applicant had submitted; the anticipated transportation route of the construction vehicles into Corsham; the adverse effect the development would have on the bats in the area, and water availability in the event of a fire.

PL 102/25 Declarations of Interest

Councillor Brown declared a non-pecuniary interest in application PL/2025/09723 - Unit 1 Moonrakers Farm - Retrospective Change Of Use and conversion of part of Hut 1 from car storage (B8) to vehicle repairs (Sui Generis), as he knows the applicant well. Councillor Brown left the room during the discussion and decision on the item. Councillor Ellis chaired the meeting for the item.

PL 103/25 Applications

CORSHAM GASTARD WARD

[PL/2025/09723](#) Unit 1 Moonrakers Farm - Retrospective Change Of Use and conversion of part of Hut 1 from car storage (B8) to vehicle repairs (Sui Generis).

Resolved: that no objection be raised, subject to the Wiltshire Council Planning Department applying conditions to control the use of the remaining units in such a way that there is no further increase in industrialisation of the site.

CORSHAM LADBROOK WARD

[PL/2025/09807](#) Corsham Court, High Street - Notification of proposed works to trees in a Conservation Area - 1 - English Elm tree - fell; 2 - Holm Oak tree - cut back reactionary growth; 3 - Holm Oak tree - reduce crown by 20%; 7 - Copper Beech tree - remove deadwood; 8 - Common Oak tree - sever Ivy and remove deadwood; 11 - Common Oak tree - remove deadwood; 13 - Horse Chestnut tree - reduce crown by 25%; 14 - Horse Chestnut tree - reduce crown by 20%; 16 - group of Malus trees - prune; 18 - Common Yew tree - remove deadwood; 19 - Sugar Maple tree - remove deadwood; 20 - English Elm tree - fell; 21 - English Elm tree - fell; 22 - Common Oak tree - fell; 23 - Common Yew tree - fell; 25 - English Elm tree - fell; 28 - Common Ash tree - fell; 30 English Elm tree - fell.

Resolved: that no objection be raised.

[PL/2025/09864](#) 22 High Street - Listed Building Consent (Alt/Ext) - External alterations to replace existing external signage with new branding and repainting shop frontage to match new branding.

Resolved: that no objection be raised.

[PL/2025/09860](#) 22 High Street - Consent to display an advertisement - Fascia sign with store name 'haine & smith' in the centre, 'opticians' on the left and 'hearing' on the right. Hanging sign on wrought-iron bracket to facade above shopfront.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

[PL/2025/05552](#) Land South of Brockleaze, Neston - Battery Energy Storage System with associated infrastructure.

Resolved: to firmly recommend refusal of the application on the grounds that the following previously submitted comments still stand:

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 route 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;

With regard, and in addition to, comment viii) below, the Town Council acknowledged that additional information had recently been added to the application, however the volume of documents and the timing of their submission around the Christmas period had meant that Councillors did not have the opportunity to review them in any detail.

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

PL 105/25 Decisions

(1) Approvals

CORSHAM GASTARD WARD

PL/2025/08296 1 Goodes Hill - Porch extension to the front elevation, addition of a Juliette balcony to the master bedroom, installation of new kitchen bifold doors, and replacement of roof fascias.

CORSHAM LADBROOK WARD

PL/2025/08774 10 Williams Grove - Single-storey flat roof rear extension 5m out from rear wall of bungalow with raised platform and steps 1m out from back of extension.

PL/2025/08678 21 Martingate Centre, Post Office Lane - Consent to display an advertisement - 1no non-illuminated fascia sign.

PL/2025/06592 8 Kings Avenue - Single-storey side extension and single-storey rear extension.

PL/2025/06879 29 South Street - Proposed dormer extension to proposed room in roof to the rear elevation. Demolition of existing conservatory and provision of a replacement rear ground floor extension to provide living accommodation. Provision of a first-floor rear balcony.

PL/2025/09074 Newlands House, Newlands Road - Notification of proposed works to trees in a Conservation Area - Remove seven Sycamore trees.

PL/2025/09103 The Coach House, The Grove, Pickwick Road - Notification of proposed works to trees in a Conservation Area - T1 T2 T3 Acacia trees - Cut back branches to growth points overhanging the boundary wall to 7 Mansion House Mews.

PL/2025/09112 Rossiter House, 57 Priory Street - Notification of proposed works to trees in a Conservation Area - Apple tree 30% crown reduction.

CORSHAM NESTON WARD

PL/2025/06389 Barn at Overmoor Farm - Listed Building Consent (Alt/Ext)
PL/2025/06253 - Change Of Use of office premises to create new dwelling, with associated alterations and change of use of outbuildings and erection of new site boundary.

PL/2025/07267 25A Moor Green - Proposed garage.

PL/2025/09019 Westwells Farmhouse, Westwells - Detached oak-framed pool-side building.

CORSHAM PICKWICK WARD

PL/2025/06636 18 Penleigh Close - The removal of an existing UPVC conservatory. Replacing with an extension, broadly using the same footprint but widening to meet the back of the existing garage. Also, adding a dormer roof to the garage along with the addition of a porch.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

(4) Prior Approval Not Required

CORSHAM LADBROOK WARD

PL/2025/09399 34 South Street - Prior approval Part 1 Class A.1(ea): Larger home extension - Single-storey rear extension to project 3.9m from rear wall of original house, eaves height of 3.0m with maximum height of 3.25m (to top of parapet).

CORSHAM PICKWICK WARD

PL/2025/09728 4 Cottle Mead - Prior approval Part 1 Class A.1(ea): Larger home extension - Single-storey rear extension (projecting from rear elevation by 4.35 metres, maximum height 2.95 metres and maximum height to eaves 2.95 metres).

PL 106/25 Consultation on the proposed reforms to the National Planning Policy Framework and other changes to the planning system.

It was noted that the consultation on the proposed reforms opened on 16 December 2025 and would run until 10 March 2026. Councillors were asked to read the document and advised that further discussion would take place at a future Council (Planning) meeting and a response to the consultation prepared in due course.

Resolved: that the consultation on the proposed reforms to the National Planning Policy Framework was noted.

The meeting commenced at 7.00pm and closed at 8.05pm. There were eight members of the public present at the start of the meeting and none at the end.

CHAIR

DATE

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