Corsham
TOWN COUNCIL

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

Present	Councillor A Brown (Chair) Councillors S Abbott, H Belcher OBE, J Coward, T Ellis, P Freestone, I Scrannage and V Steadman
In Attendance	Mrs L Moor (Finance and Planning Officer)
In Attendance Online	Councillor R Hopkinson

PL 63/26 Apologies

Apologies were received from Councillors N Brakspear, C Kerr, R Munn, N Pocock and A White.

PL 64/26 Public Question Time and Petitions

There were none.

PL 65/26 Declarations of Interest

Councillor S Abbott declared a non-pecuniary interest in application PL/2026/03516 - 3 Field House, Pickwick - Loft conversion with front dormers, as the applicant was his son. Councillor S Abbott remained in the room during the discussion and decision on the item.

Councillor H Belcher OBE declared a non-pecuniary interest in application PL/2025/03310 - Land off Copenacre Way - Erection of 36no. affordable apartments (sheltered housing), a communal building, a refuse store and associated landscape, parking, vehicular and pedestrian accesses, as the Wiltshire Council team submitting the application fell within her area of responsibility. Councillor H Belcher OBE remained in the room during the discussion and decision on the item.

PL 66/26 Applications

CORSHAM LADBROOK WARD

PL/2026/05488
PL/2026/05806

Ivy House, 2 Priory Street - Full Planning Permission and Listed Building Consent (Alt/Ext) - Conversion of existing wood store to boot room, and application of render to rubble facade.

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

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.

Resolved: that, subject to the approval of Wiltshire Council's Arboricultural Officer, no objection be raised. In light of the relative rarity of Indian Bean trees, consideration should be given to replacing those felled with new specimens of the same species.

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.

Resolved: that, subject to the approval of Wiltshire Council's Arboricultural Officer, no objection be raised. In light of the relative rarity of Indian Bean trees, consideration should be given to replacing those felled with new specimens of the same species.

PL/2026/05991 — 98 High Street - Notification of proposed works to trees in a Conservation Area - Holly tree - Fell to leave a stump height of 50cm.

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

PL/2026/06023 — 67 Broadmead - Demolition of existing single-storey side and front extensions. Construction of new two-storey front, side and rear extension and single-storey rear extension, with internal alterations.

Resolved: that, subject to consideration of the impacts on neighbouring amenity, including light, overshadowing and privacy, no objection be raised.

PL/2026/06093 — 2a Priory Street - Proposed drop kerb.

It was noted that the proposal was for the creation of a new hard standing to provide off-street parking, alterations to the existing wall to facilitate access, and the installation of a dropped kerb. It was also noted that the proposed works had already commenced.

Resolved: to object to the proposal on the grounds of:

i) the proximity of the proposed new vehicular access to the pedestrian crossing point.

ii) guidance provided in the Corsham Design Guide stated that conversion/provision of front gardens to accommodate parking should be avoided, and that property boundaries formed by stone walls should be retained.

Corsham Town Council would like the removed section of stone wall to be reinstated.

PL/2026/06053 — 81 Broadmead - Single-storey rear extension.

Resolved: that no objection be raised.

PL/2026/05562 — 51A Brook Drive - Siting of five caravans for short-term holiday accommodation, foul drainage connection to the public sewer and associated works.

Councillor Hopkinson advised that she would discuss the application with the relevant planning officer at Wiltshire Council to gain a fuller understanding of the proposal.

Resolved: that no objection be raised to the application as submitted. Should Wiltshire Council be minded to approve the application, Corsham Town Council requests that appropriate conditions be imposed to minimise noise and disturbance to neighbouring properties.

CORSHAM PICKWICK WARD

PL/2026/05391 6 Privet Way - Conversion of garage to utility and home office.

Resolved: to object to the proposal on the grounds that the proposed parking area was considered unsuitable.

PL 67/26 Amended/Additional Plans

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.

Resolved: that no objection be raised. The Town Council was concerned about the proximity of the proposed extended garage to the curtilage boundary.

CORSHAM PICKWICK WARD

PL/2025/03310 Land off Copenacre Way - Erection of 36no. affordable apartments (sheltered housing), a communal building, a refuse store and associated landscape, parking, vehicular and pedestrian accesses.

Resolved: that no objection be raised.

PL/2026/03516 3 Field House, Pickwick - Loft conversion with front dormers.

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

PL 68/26 Decisions

(1) Approvals

CORSHAM LADBROOK WARD

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%.

PL/2026/03637 13 High Street - Consent to display an advertisement - Internally illuminated menu box and externally illuminated hanging sign.

PL/2026/05987 Bath Spa University, Corsham Court, High Street - Sycamore tree - Fell. Horse Chestnut tree - Remove one limb.

Wiltshire Council confirms that the above trees are classified as Dead and Dangerous (DD). The Sycamore tree can be removed, and the Horse Chestnut tree can have one limb removed under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. This allows the reduction/removal of protected trees, which are 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/2026/05355 10 Pound Pill - Notification of proposed works to trees in a Conservation Area - Holly tree - Fell.

PL/2026/05204 20 Pound Pill - Notification of proposed works to trees in a Conservation Area - G1 Group of Sycamores - Cut back all over hanging branches to the edge of the garden, cutting back approximately 6-8m off the longest limbs. T1 T2 Ash - Showing signs of ash die back and both root plates are affecting the small retaining wall - Fell both.

CORSHAM NESTON WARD

* PL/2026/04884 Land south east of Ark Continuity, Westwells Road - Consent under Tree Preservation Orders - T1 Ash - Poor vitality and within falling distance of utility cables and road - Fell. T5 Ash - Heavily leaning stem encroaching onto the road - Remove stem. T6 Ash - Low hanging branches encroaching onto the highway - Crown lift to achieve a 5.2m clearance from the highway. T7 Hawthorn - Poor crown vitality, tree is heavily laden with ivy and is leaning towards the highway, tree is beginning to encroach onto highway - Fell. G4 Hawthorn, Elder, Elm, Sycamore, and Ash - Low hanging branches encroaching onto the highway - Crown lift to achieve a 5.2m clearance from the public highway. T8 Beech - Low hanging branches encroaching onto the public highway - Crown lift to achieve a 5.2m clearance from the public highway.

CORSHAM PICKWICK WARD

PL/2026/02652 49 West Park Road - Proposed single-storey rear extension and second-storey extension over existing garage and associated works.

(2) Refusals

CORSHAM PICKWICK WARD

* PL/2026/04683 1 Astute Place - Loft conversion with rear flat roof dormer and two decorative front dormers.

(3) Withdrawn

There were none for this meeting.

PL 69/26 Nomination of Hare and Hounds, 48 Pickwick Road to be listed as Asset of Community Value

Application reference: ACV/2026/00018

Wiltshire Council had received a nomination from the Pickwick Association for the Hare and Hounds to be listed as an Asset of Community Value and had invited the Town Council to comment on whether the property met the relevant criteria for such designation.

The nomination was considered.

Resolved: that the nomination of the Hare and Hounds for inclusion on the listing of Assets of Community Value be supported. Authority be delegated to the Finance and Planning Officer, in consultation with the Chief Executive and Chair, to prepare and submit the Town Council's letter of support. The grounds for supporting the nomination were as follows:

i) the premises had operated as a public house for many years and provided a well-established community hub and venue for social interaction and community activities.

ii) it served as the nearest public house for the residents from the areas of Pickwick, Katherine Park and Park Lane.

iii) the proposed development on Land North of Bath Road would increase the potential patronage and community use of the facility.

iv) it was easily accessible, with a large car park.

v) historically, it was the only remaining former coaching inn on the A4 between Chippenham and Bath.

vi) there was a historical connection of the public house with Charles Dickens' novel "Pickwick Papers".

PL 70/26 Neighbourhood Plan Delivery and Monitoring Group (NP D&M Group) Update

The draft Neighbourhood Plan had been updated as necessary to ensure that it was consistent with the latest National Planning Policy Framework and guidance.

A request for Habitats Regulations Assessment (HRA) and Strategic Environmental Assessment (SEA) screening was submitted to Wiltshire Council

on 4 September 2026, and a response was expected within approximately eight weeks.

Redcliffe Homes had recently contacted the Town Council about Land off Park Lane. A pre-planning meeting had been arranged for Redcliffe Homes which would take place at 5.45pm on Wednesday 18 November 2026, in the Town Hall. An invitation to the meeting was extended to all Councillors, members of the NP D&M Group, and representatives from Box Parish Council.

The anticipated completion date of the Neighbourhood Plan Review was December 2027.

Resolved: that the update be noted.

PL 71/26 Lime Down Solar Park

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

Resolved: that the amended examination timetable be noted.

The meeting commenced at 7.00pm and closed at 8.08pm. 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.