
Town Hall, High Street, Corsham, Wiltshire SN13 0EZ

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20 August 2025

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at Corsham Town Hall on Wednesday 27 August at **7.00pm**.

Yours sincerely



David J Martin
CHIEF EXECUTIVE

Press and Public - To observe the meeting online or take part in Agenda Item 2 - Public Question Time and Petitions, please click [here](#) or email dmartin@corsham.gov.uk for instructions.

AGENDA

1. Apologies
2. Public Question Time and Petitions
3. Declarations of Interests

To receive any Declaration(s) of Interest under Corsham Town Council's Code of Conduct issued in accordance with the Localism Act 2011.

4. Applications

CORSHAM GASTARD WARD

1. [PL/2025/06220](#) Court Farm, Gastard Lane, Gastard - Erection of farmworkers welfare building (with amended external details) from that previously approved following demolition of existing barn also previously approved.

CORSHAM LADBROOK WARD

2. [PL/2025/06654](#) Spring Gardens, High Street - Notification of proposed works to trees in a conservation area:
T1 - Sycamore tree – fell
3. [PL/2025/06555](#) 51 Brook Drive - Erection of single-storey outbuilding in rear garden.

CORSHAM NESTON WARD

4. [PL/2025/06115](#)
[PL/2025/06256](#) Ridge House, The Ridge, Neston - Conversion of existing stables for incidental home use to include home gym, changing spaces and a home-office. Construct a natural pool, new greenhouse and landscaping works to kitchen-garden. Replacement of external window glazing, installation of secondary glazing, new door, installation of roof lights. Upgrading of internal floor and wall insulation, installation of air source heat pump.
5. [PL/2025/06103](#)
[PL/2025/06455](#) Ridge House, The Ridge, Neston - Deconversion of three residential units to one house with one residential annexe; ground floor extension to rear, replacement of windows and doors, minor remodelling of internal layout, upgrading of internal insulation and installation of air source heat pumps.
6. [PL/2025/06531](#)
[PL/2025/06283](#) Little Lypiatt Farm, Rough Street - Proposed 66 new solar panels on the existing southern stable roofs.

CORSHAM PICKWICK WARD

7. [PL/2025/06347](#) 12 Academy Drive - Remove existing conservatory and replace it with a more thermally efficient rear extension.
8. [PL/2025/06360](#) 3 Brewer Mews - Proposed garage conversion and single-storey rear extension.
9. [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.

5. Amended/Additional Plans

There are none for this meeting.

6. Decisions

(1) Approvals

CORSHAM LADBROOK WARD

1. PL/2025/05333 38 Ludmead Road - First-floor extension to front and side of dwelling, single-storey extension to rear of dwelling.

2. PL/2025/05631 81 Dicketts Road - Proposed two-storey rear extension, front porch and alterations, including rebuilding front boundary wall.
3. PL/2025/04897 30 Pound Pill - Proposed first floor extension, single-storey rear extension, gable roof on existing garage and front EV parking space.

CORSHAM PICKWICK WARD

4. PL/2025/04857
PL/2025/05175 34 Pickwick - Installation of oak-framed screen and closing-up of existing doorways in the house and outbuilding to create windows. Installation of rooflights. Roof insulation added. Creation of porch on south-east elevation. Replacement doors. Installation of bathrooms. Replacement of asbestos roof on outhouse. New internal walls. Replacement floor and addition of underfloor heating.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

There are none for this meeting.

7. Planning Appeal Notification of Inquiry Appeal

This is an appeal against the Non-Determination by Wiltshire Council of the outline planning application PL/2024/05384.

TOWN AND COUNTRY PLANNING ACT 1990

<p>APPELLANTS NAME: APPEAL SITE: PLANNING APPLICATION REF: PROPOSED DEVELOPMENT:</p>	<p>Great Tew Construction LLP Land North of Bath Road, Corsham, SN13 9XR PL/2024/05384 Outline planning application for residential development (including 30% affordable housing) of up to 150 Dwellings, up to 1550 sqm mixed-use hub (Use Class E), construction of 4-arm roundabout junction, secondary pedestrian access, parking, public open space with play space, pedestrian and cycle routes, landscaping, sustainable drainage system (SuDS) and associated infrastructure with all matters reserved except for access.</p>
<p>INSPECTORATE REFERENCE: APPEAL START DATE:</p>	<p>APP/Y3940/W/25/3370482 18 August 2025</p>

The appeal is to be decided on the basis of Inquiry procedure as set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

Documents relating to the appeal(s) can be viewed on the Council website by searching the application reference at <https://development.wiltshire.gov.uk/pr/s> .

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see <https://acp.planninginspectorate.gov.uk>.

If you do not have access to the internet, you can send your comments to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate reference. Comments should be received by **23 September 2025**.

The Inspectorate may publish details of your comments, on the internet (on the appeals area of the planning portal). Your comments may include your name, address, email address or phone number, please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Any representations received after the deadline will not normally be seen by the Inspector and will be returned. All representations must quote the appeal reference.

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

Any comments you may have already made following the original application will also be forwarded to the Inspectorate (unless they are expressly confidential) but you may withdraw, modify or amplify them now if you wish. All comments received will be copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Rule 6 status means that you would be able to present your evidence on a formal basis and cross examine the evidence of others. You can find guidance at the following link:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>.

If, having read the above guidance, you wish to apply for Rule 6 status it is essential that you contact the Planning Inspectorate immediately.

If you wish to receive a copy of the appeal Decision Letter, you should write to the Planning Inspectorate specifically requesting one. The Planning Inspectorate will not acknowledge your letter unless you specifically ask them to do so. They will, however, ensure that your letter is passed on to the Inspector dealing with the appeal.

Finally, you can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk/> .

- *For information/discussion*

8. **Enforcement and Planning Appeal Decisions - Lanyon, South Thingley, Corsham - ENF/2023/00625 & PL/2024/03961**

Town and Country Planning Act 1990

Appeals by Mr Reilly, Mr and Mrs Reilly, Mrs Reilly

Site Addresses: Lanyon, South Thingley, Corsham, Wiltshire, SN13 9QL and Lanyon, Thingley, Corsham, SN13 9QL

Appeal A Ref: APP/Y3940/C/24/3353621

Appeal B Ref: APP/Y3940/C/24/3353668

The enforcement appeals are ALLOWED, the enforcement notice is quashed and planning permission is GRANTED WITH CONDITIONS.

A copy of the Appeal Decisions is attached.

- *For information*

9. **Wiltshire Council Provisional Tree Preservation Order – Land North of Bath Road**

Wiltshire Council has made the above Tree Preservation Order which took effect, on a provisional basis, on 5 August 2025. TPO Reference: TPO/2025/00016.

A copy of the notification is attached.

- *For information*

10. **Licensing Act 2003: New Premises Licence Application - Lancefield Studios, Lancefield Place, Pickwick, Corsham, SN12 0HZ**

The Licensing Authority has received a New Premises Licence application for Studio 4, Lancefield Studios, Lancefield Place, Pickwick, Corsham, SN12 0HZ

The application requests the following:

Supply of alcohol: 12:00 - 21:00 Daily

Any representations against /for the applications must be received no later than 28 August 2025.

A copy of the application and plan are attached.

- *For discussion*

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