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2 October 2025

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held in the **Seminar Room at Digital Mansion**, on Wednesday 8 October 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](mailto: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/2025/07480](#) 14-15 Gastard Lane - Notification of proposed works to trees in a Conservation Area - Horse Chestnut tree - reduce by 25%.
2. [PL/2025/07485](#) 24 Gastard Lane - Notification of proposed works to trees in a Conservation Area - Leylandii tree - fell.

3. [PL/2025/07275](#) 7 Silver Street, Gastard - Change Of Use from a holiday let to a beauty/massage salon.
4. [PL/2025/07890](#) 10, 11 and 15 Easton - Notification of proposed works to trees in a Conservation Area - T1 Ash, T2 Sycamore, T3, T4 Willow, T5 Norway Spruce, T6, T7 Ash – all trees to be felled.

#### **CORSHAM LADBROOK WARD**

5. [PL/2025/06986](#) Corsham Court, High Street - Listed Building Consent (Alt/Ext) - Fitting two wood-burning stoves within first-floor rooms of the private West Wing.
6. [PL/2025/07294](#) Playroom Barn, Corsham Court, High Street - Structural repairs to roof and external walls and the replacement of the north elevation window.
7. [PL/2025/07515](#) 56 Brook Drive - Proposed single-storey front extension, with conversion of existing garage/store and associated works.
8. [PL/2025/07631](#) 16 Pickwick Road - Notification of proposed works to trees in a Conservation Area - Holly tree - crown reduction by up to one third.

#### **CORSHAM NESTON WARD**

9. [PL/2025/07267](#) 25a Moor Green - Proposed garage.

#### **CORSHAM PICKWICK WARD**

10. [PL/2025/07392](#) Pickwick Cottage, 17 Pickwick - Listed Building Consent (Alt/Ext) - Install two conservation rooflights to east gable lean-to.
11. [PL/2025/07318](#) Centre Of Pond 102m from 19 Yew Way 118m from Buckthorn Row, Pockeredge Drive - Consent under Tree Preservation Orders - T17 Hawthorn - Dead tree to remove. T18 Ash - Tree with 50% crown dieback to remove. T19 Oak - Dead tree to remove. T20 Oak - Dead tree to remove. T26 Ash - Dead tree to remove. T27 Ash - Dead tree to remove.

#### **5. Amended/Additional Plans**

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

*Note: Previous plans were considered by CTC on 06.08.25. Decision:*

*Resolved: to unanimously recommend refusal of the application on the grounds that:*

- i) *the size and scale of the proposal would be inappropriate in this rural location;*
- 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;*
- v) *the proposed access and traffic route were unsuitable and insufficient and would have a detrimental impact on the village;*
- vi) *lack of suitable fire risk assessment;*
- vii) *concerns regarding the proximity of combustible crops to the scheme;*
- viii) *possible ground and air pollution;*
- ix) *the proposal does not include any tangible community benefits;*
- x) *loss of best and most versatile agricultural land and would contribute to, and could lead to, increased industrialisation of the area;*
- xi) *that the application did not contain sufficient detail to fully understand the potential impact of the proposal.*

*If Wiltshire Council is minded to approve the application the Town Council and local community would need to be satisfied with sufficient targeted actual community benefits.*

## 6. Decisions

### (1) Approvals

#### **CORSHAM LADBROOK WARD**

1. PL/2025/06284 69 Priory Street - Proposed works to trees in a Conservation Area - Cedar tree - fell.
2. PL/2025/06654 Spring Gardens, High Street - 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/2025/06531 PL/2025/06283 Little Lypiatt Farm, Rough Street - Proposed 66 new solar panels on the existing southern stable roofs.

## **CORSHAM PICKWICK WARD**

5. PL/2025/06360 3 Brewer Mews - Proposed garage conversion and single-storey rear extension.
6. PL/2025/06894 19 Academy Drive - Consent under Tree Preservation Orders - Cherry tree (T1) located at the back. Dismantle the large cherry tree and grind out stump.

### (2) Refusals

There are none for this meeting.

### (3) Withdrawn

There are none for this meeting.

## 7. Planning Appeal Decision

### 9 Albion Crescent

Appeal Ref: APP/Y3940/W/25/3367100

The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a grant of planning permission subject to conditions.

The appeal is made by Mr and Mrs Wendy and Graham Byrne against the decision of Wiltshire Council.

The application Ref PL/2024/09270 was approved on 13 December 2024 and planning permission was granted subject to conditions.

The development permitted is the conversion of existing double garage to 'granny annex'.

The condition in dispute is No 4 which states that: "The rooflight to be installed in the south elevation (over the bathroom) shall be fixed shut prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity".

The reason given for the condition is: "In the interests of residential amenity and privacy".

Decision - The appeal is dismissed.

- For information

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