

**Minutes of the Council (Planning) Meeting held on  
Wednesday 16 July 2025**

**Present** Councillor A Brown (Chair)  
Councillors S Abbott, H Belcher OBE, N Brakspear, J Brook,  
J Coward, T Ellis, B Keeler, G McCaffery, N Pocock, G Ward,  
A White

**In Attendance** Mrs L Moor (Finance and Planning Officer)

**In Attendance Online** Councillor R Hopkinson

**PL 28/25 Apologies**

Apologies were received from Councillors R Munn and V Steadman.

**PL 29/25 Public Question Time and Petitions**

There were none.

**PL 30/25 Declarations of Interest**

Councillor A Brown declared a non-pecuniary interest in application PL/2025/03220 - The Sty, Coppershell - Change Of Use of land from agricultural to residential (Use Class C3) and erection of ancillary annexe (retrospective), as his wife volunteers at the animal shelter. He remained in the room during the discussion and decision on the item.

**PL 31/25 Applications**

**CORSHAM GASTARD WARD**

[PL/2025/05356](#) Chapel House, Chapel Hill - Remove UPVC conservatory to the rear of the property and replace with single-storey pitched roof accommodation, material and form to match current approval 1612512/FUL.

*Resolved: that no objection be raised.*

[PL/2025/03220](#) The Sty, Coppershell - Change Of Use of land from agricultural to residential (Use Class C3) and erection of ancillary annexe (retrospective).

*Resolved: that no objection be raised.*

## CORSHAM LADBROOK WARD

[PL/2025/05333](#) 38 Ludmead Road - First-floor extension to front and side of dwelling, single-storey extension to rear of dwelling.

*Resolved: that no objection be raised, subject to:*

- i) the height and proximity to the neighbouring property being acceptable to the Senior Planning Officer, and*
- ii) Wiltshire Council's Parking Standards being met.*

[PL/2025/05631](#) 81 Dicketts Road - Proposed two-storey side extension, front porch and alterations, including rebuilding front boundary wall.

*Resolved: that no objection be raised.*

## CORSHAM NESTON WARD

[PL/2025/05524](#) Unit 21, Leaffield Way, Leaffield Industrial Estate - Change Of Use from permitted mixed-use (Use Classes B1, B2 and B8) to proposed mixed-use comprising Use Classes: E(c) to E(g); B2 and B8.

*Resolved: that no objection be raised.*

## CORSHAM PICKWICK WARD

[PL/2025/04623](#) The Old Coach House, Pickwick Park, Park Lane - Elevational alterations, freestanding carport and provision of two heat pumps, following Change Of Use approved under PL/2024/11575.

*Resolved:*

- (i) to object to the proposal on the grounds of inadequate parking provision.*
- (ii) should Wiltshire Council be minded to approve the application, assurance should be given that the heat pumps will be installed in accordance with the Council's published guidelines.*

**PL 32/25** Amended/Additional Plans

There were none.

(1) Approvals

**CORSHAM GASTARD WARD**

PL/2025/03201 The Plough, Chapel Knapp - Double garage side extension and front porch extension.

**CORSHAM LADBROOK WARD**

PL/2025/04708 Centenary Garden, Beechfield Road - Proposed works to trees in a Conservation Area:  
T01 - Tortuosa Willow tree - reduce height to 6m.  
T02 - Japanese Cherry tree - prune canopy back to near edge of pavement and prune back from building.  
G03 - 2 x Norway Maple trees - reduce crown spread to near edge of pavement and prune clear of streetlamp.

PL/2025/03823 Laurel Tree Cottage, 12 Cross Keys - The proposed works would involve removing the existing hedge while leaving existing 1m stone wall and adding a freestanding privacy screen atop existing stone wall.

PL/2025/02824 Ivy House, 2 Priory Street - Internal alterations to adapt the  
PL/2025/03187 early twentieth-century alterations including the 1930's stairs, the adaptation of the existing access to the west side of the house, and associated landscaping to the stable yard and west garden. The reinstatement of the missing iron railings. The construction of a new greenhouse. The demolition of the unsightly modern garage block and the repair of the eighteenth-century garden bothy.

PL/2025/04720 St Bartholomew's Church, Church Street - Proposed works to trees in a Conservation Area:  
T1 and T2 Lime trees - Control epicormic growth about base and lower trunk of both trees. Remove any major dead wood and suspect live growth. Raise lower canopy clear of graves.  
T4 Judas tree - Shorten reach of crown by c.2m and lightly shape. Install prop to lend support to leaning stem.

PL/2025/04715 South Avenue Plantation, High Street - Proposed works to trees in a Conservation Area:  
T01 - Lime tree - remove deadwood and weak live growth.  
T04 - Oak tree - remove deadwood and weak live growth.  
T05 - Horse Chestnut tree - shorten branches along path by 3m; shorten long-extended branch at 15m height by 6m; reduce and shape crown profile; lightly thin and remove deadwood and weak live growth.  
T07 - Ash tree - remove deadwood and weak live growth.  
T08 - Lime tree - prune back crown profile towards car park by 2m and shape crown; thin crown by 20%; remove

deadwood and weak live growth and reduce end weight of heavily loaded branches.

PL/2025/04230 27 Martingate Centre - Consent to display an advertisement - New ATM Collar.

PL/2025/02781 31 South Street -Two-storey rear extension.

### **CORSHAM NESTON WARD**

PL/2025/04710 Neston Triangle, Church Rise - Proposed works to trees in a Conservation Area:

T1 Oak tree - Remove heavy dead wood throughout crown. Lightly prune lower canopy to ensure adequate clearance for parked vehicles at roadside.

T2 Lilac tree - Reduce leaning stem by c.2m. Thin trunk suckers.

PL/2025/02146 18 Wadswick Lane - Replacement of existing front door, replacement of the windows in the old part of the building and replacement of lime plaster, electrics and plumbing.

### **CORSHAM PICKWICK WARD**

PL/2025/03168 10 Bradford Road - Two-storey rear and side extensions.

PL/2025/04590 Beechfield Nature Area - Proposed works to trees in a Conservation Area:

G01 - 5 x Ash trees - remove major dead and weak growth over land and reduce crown on 3rd Ash of group.

G02 - Elm and Sycamore trees - fell.

G03 - Beech trees - maintain canopy clearance of land.

G08 - Elm trees - fell.

G10 - Hybrid Black Poplar trees - reduce height of both trees by 6m - 7m and shape crowns.

G11 - Ash trees - remove deadwood.

G22 - Laurel trees - remove.

T19 - Sallow - remove most of lower stem and reduce upper stem.

PL/2025/04712 Park Lane Corner - Proposed works to trees in a Conservation Area:

T01 - Copper Beech tree - crown reduction to clear overhead cable.

T02 - Norway Maple tree - crown reduction to clear overhead cable and building.

T03 - Silver Birch tree - crown reduction to clear overhead cable and building.

T05 - Robinia tree - cut back basal suckers.

### **(2) Refusals**

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

**PL 34/25 Planning Appeal Decision**

34 Brook Drive

Appeal Ref: APP/Y3940/D/25/3363885

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

The appeal is made by Ms E Lucking against the decision of Wiltshire Council.

The application Ref is PL/2025/01307.

The development proposed is loft conversion with rear flat roof dormer.

Decision - The appeal is dismissed.

*Resolved: that the Planning Appeal Decision be noted.*

**PL 35/25 Joint Melksham Neighbourhood Plan 2 - Referendum**

Melksham Town and Melksham Without Parish Councils had updated the Joint Melksham Neighbourhood Plan and a referendum would be held on 31 July 2025.

*Resolved: that the referendum details be noted.*

**PL 36/25 Corsham Neighbourhood Plan Delivery and Monitoring Group Membership and Terms of Reference – Annual Review**

The Terms of Reference and Membership of the Neighbourhood Plan Delivery and Monitoring Group were reviewed. Councillor Steadman had been appointed to the Group at the July Council meeting.

*Resolved: i) that, subject to minor amendment, the Terms of Reference and Membership be approved.*

*ii) that the monitoring tasks set out in the Terms of Reference be considered at the next Neighbourhood Plan D&M Group meeting.*

The meeting commenced at 7.00pm and closed at 7.28pm. There was one member of the public present at the meeting.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
DATE

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