

**Minutes of the Council (Planning) Meeting held on
Wednesday 19 November 2025**

Present Councillor A Brown (Chair)
Councillors S Abbott, H Belcher OBE, N Brakspear, J Brook,
J Coward, T Ellis, R Munn, V Steadman, A White.

In Attendance Mrs L Moor (Finance and Planning Officer)

PL 76/25 Apologies

Apologies were received from Councillors R Hopkinson, N Pocock and G Ward.

PL 77/25 Public Question Time and Petitions

There were none.

PL 78/25 Declarations of Interest

There were none.

PL 79/25 Applications

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.

Resolved: that no objection be raised.

CORSHAM LADBROOK WARD

[PL/2025/08453](#) Ash Villa, 5 Pound Pill - Notification of proposed works to trees in a Conservation Area - T1 Hornbeam - Top by 1.5m. Cut back lateral branches by 0.5m. T2 Field Maple - Top by 2m. Cut back lateral branches by 1m. T3 Maple - Top by 0.5m. Cut back lateral branches by 0.5m to shape crown.

Resolved: that no objection be raised.

[PL/2025/08678](#) 21 Martingate Centre, Post Office Lane - Consent to display an advertisement - one non-illuminated fascia sign.

Resolved: that no objection be raised.

[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.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

[PL/2025/08662](#) 18 Moor Green - Notification of proposed works to trees in a Conservation Area - 25% reduction of the canopy of large Walnut tree (16-18m estimate) as well as dead wooding.

Resolved: that no objection be raised, subject to the applicant, agent and owner of the tree being verified by Wiltshire Council as the Application Form states the applicant is not an agent, nor the owner of the tree.

CORSHAM PICKWICK WARD

[PL/2025/08335](#) Land to the North of Bath Road, Pickwick - Erection of 11 No. residential dwellings and associated access, drainage and landscaping works.

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

- i) The proposal would represent overdevelopment of the site and have a negative impact on the Conservation Area.*
- ii) It would adversely affect a 'Key View' as detailed in the Corsham Neighbourhood Plan.*
- iii) The increase in traffic would adversely affect the area, especially on the A4. There were concerns that increasing the number of junctions in a very small section of the A4 would be detrimental to the safety of road users and pedestrians.*
- iv) This was not a designated development site in the Core Strategy, emerging Local Plan or the Corsham Neighbourhood Plan.*
- v) There was local knowledge of flooding on the site and there were concerns that the proposed parking arrangements would affect drainage and increase the flooding risk. There were also flooding and drainage concerns associated with the pond.*
- vi) The proposed timber cladding was not considered appropriate for this site.*
- vii) The potential impact on privacy for properties in the local vicinity.*

[PL/2025/08628](#) 1 Farthingale Cottages, Academy Drive - Single-storey rear extension.

Resolved: that no objection be raised.

[PL/2025/08674](#) The Co-operative Food, Macie Drive - Siting an InPost Parcel Locker.

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

- i) The proposed site for the lockers was too close to the neighbouring residential property.*
- ii) The proposal would increase traffic levels, noise and lighting at this location, which would have a detrimental impact on the locality for residents.*

PL 80/25 Amended/Additional Plans

CORSHAM GASTARD WARD

[PL/2025/06828](#) 3 Ladbrook Lane - Change Of Use of land from agricultural to residential. Split-level extension, retaining the existing ridge level but adding a storey due to the difference in ground level into the owner's garden. Improvement of old and failing external finishes to become timber clad in keeping with its agricultural use.

Resolved: that no objection be raised.

PL 81/25 Decisions

- (1) Approvals

CORSHAM GASTARD WARD

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 - Fell.

CORSHAM LADBROOK WARD

PL/2025/05384 The Chantry, Lacock Road - Alterations to existing windows and doors as part of renovation.

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.

PL/2025/07515 56 Brook Drive - Proposed single-storey front extension, with conversion of existing garage/store and associated works.

CORSHAM NESTON WARD

PL/2025/05524 Unit 21, Leaffield Way, Leaffield Industrial Estate - Change Of Use from mixed-use B1, B2 and B8 to mixed-use Use E (d, e & g), B2 and B8.

CORSHAM PICKWICK WARD

* PL/2025/04623 The Old Coach House, Pickwick Park, Park Lane - Elevational alterations and provision of two heat pumps, and erection of privacy fencing following Change Of Use approved under PL/2024/11575.

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.

(2) Refusals

CORSHAM LADBROOK WARD

* PL/2025/07131 8 Providence Lane - Two-storey extension to side of house.

* PL/2025/06966 9 Orchard Road - Side ground floor extension with pitched roof and front porch.

(3) Withdrawn

CORSHAM LADBROOK WARD

PL/2025/08734 The Coach House, The Grove, Pickwick Road - Notification of proposed works to trees in a Conservation Area - T1 - Yew tree - cut back overhanging branches to boundary wall. T2 - Yew tree - cut back over-hanging branches to boundary wall and remove three branches. T3 - Fig tree - cut back to boundary.

PL/2025/07062 10 Williams Grove - Prior approval Part 1 Class A.1(ea): Larger home extension - Single-storey flat roof extension to project 6 metres from original rear wall of dwelling, maximum height of 2.9 metres, eaves height of 2.9 metres.

(4) Prior Approval Not Required

CORSHAM NESTON WARD

PL/2025/06580 Wadswick Green, Roundwood Way - Installation of PV panels to the roof of the Village Hall and Central Building.

PL 82/25 Licensing Act 2003: New Premises Application - 13 High Street, Corsham

The Licensing Authority has received a New Premises Licence application for 13 High Street, Corsham, SN13 0ES.

The application requests the following:

Start date:	1 March 2026
Opening hours to the public:	08:00 - 00:00 Monday - Saturday (inclusive) 08:00 - 23:00 Sunday New Year's Eve until 02:00
Provision of late-night refreshment:	23:00 - 00:00 Monday - Saturday (inclusive) 23:00 - 02:00 New Year's Eve
Supply of alcohol:	11:00 - 00:00 Monday - Friday (inclusive) 10:00 - 00:00 Saturday 10:00 - 23:00 Sunday 23:00 - 02:00 New Year's Eve

Councillors felt it would be beneficial to know the licensing arrangements in place for other licensed premises in the town before making a representation in response to the application. The deadline of 27 November 2025 for representations was noted.

Resolved:

- i) That the Finance and Planning Officer seeks the relevant information about other licensed premises from Wiltshire Council's Licensing Team.*
- ii) That the decision on the most appropriate representation on behalf of the Town Council be delegated to the Chief Executive in consultation with the Chair.*

The meeting commenced at 7.00pm and closed at 7.43pm. There were two members of the public present in person, and one member of the public present online, at the start of the meeting. There were two members of the public present in person at the end of the meeting.

CHAIR

DATE

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