

**Minutes of the Council (Planning) Meeting held on
Wednesday 25 June 2025**

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

In Attendance Mr D Martin (Chief Executive)
Mrs L Moor (Finance and Planning Officer)

In Attendance Online Councillors R Hopkinson, G Ward

PL 16/25 Apologies

Apologies were received from Councillor G McCaffery.

PL 17/25 Public Question Time and Petitions

Two members of the public spoke regarding application PL/2024/05527- Land South of Westwells Road - Redevelopment of site to deliver extension to existing Spring Park data centre campus.

One member of the public asked the Town Council to recommend refusal of the application on the grounds that the applicant had not fully addressed the concerns raised by residents of Wadswick Green Retirement Village.

The other member of the public questioned that the field, known locally as the 'Rabbit Field', was owned by a company called Westwells Paddock, which might lead to issues later on.

PL 18/25 Declarations of Interest

Councillor Steadman declared a non-pecuniary interest in application PL/2024/05527 - Land South of Westwells Road - Redevelopment of site to deliver extension to existing Spring Park data centre campus, as he resides in the vicinity. He remained in the room during the discussion and decision on the item.

Councillor Abbott declared a non-pecuniary interest in application PL/2025/04897 - 30 Pound Pill - Proposed first-floor extension with second-storey in loft space, single-storey rear extension, gable roof on existing garage and front EV parking space, as he knows the applicant well. He remained in the room during the discussion and decision on the item.

CORSHAM GASTARD WARD

[PL/2025/04795](#) 18 Velley Hill - Installation of secondary glazing to 16 windows in the main house.

Resolved: that no objection be raised.

CORSHAM LADBROOK WARD

[PL/2025/04897](#) 30 Pound Pill - Proposed first-floor extension with second-storey in loft space, single-storey rear extension, gable roof on existing garage and front EV parking space.

Resolved: that, subject to Wiltshire Council's Parking Standards being met, no objection be raised.

CORSHAM NESTON WARD

[PL/2025/04722](#) 18 Greenhill, Neston - Proposed single-storey side and front extensions.

Resolved: that no objection be raised.

[PL/2025/04543](#) The Stables, Jaggards Lane - Use of former residential annexe as independent dwelling (Class C3).

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2025/04857](#) 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.

Resolved: that, subject to Wiltshire Council's Conservation Officer being satisfied with the roof lights, and to Wiltshire Council's Parking Standards being met, no objection be raised.

[PL/2025/05208](#) 15 Pickwick - Demolition of existing timber-framed, glazed, lean-to extension to rear of cottage and construction of a new, single-storey, lean-to extension in the same location.

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

- [PL/2024/05527](#) Land South of Westwells Road - Redevelopment of site to deliver extension to existing Spring Park data centre campus consisting of
- (a) free standing data centre building
 - (b) energy, power, and water infrastructure
 - (c) site access and internal roads
 - (d) site security arrangements
 - (e) diverted Public Rights of Ways
 - (f) hard and soft, green and blue, landscaping and
 - (g) other ancillary and auxiliary forms of development.

Resolved: that, whilst the Town Council had no objection to the proposal in principle, it did have objections to the amended plans as they did not address concerns raised at meetings 17.07.24 and 30.10.24, including:

- i. That the applicant be encouraged to place a covenant on the land to the south of the site to ensure it is not built on in the future.*
- ii. That there is public access to the green space and it is not merely restricted to the Public Right of Way.*
- iii. That lorry movements during the construction phase avoid the village of Neston and be limited to daytime weekdays only.*
- iv. Potential impact of noise on nearby properties including those at Wadswick Green.*
- v. Possible light pollution and its detrimental effect on the rare bat species in the area.*
- vi. Potential increase in flood risk to properties as a result of this proposal especially when considered in combination with other existing and proposed developments in the vicinity.*

PL 21/25 Decisions

- (1) Approvals

CORSHAM GASTARD WARD

- PL/2025/02797 21 Gastard Lane - Semi-detached annexe with utility and shower room.
- PL/2025/03784 2 and 3 Chapel Hill - Demolition of double garages in a Conservation Area.

CORSHAM LADBROOK WARD

- PL/2025/03839 26 Priory Street - Proposed works to trees in a Conservation Area. Lawson Cypress Sp (T1) - Crown lift on west side by 2m and crown lift on south side by 2m.
- PL/2025/03815 95 Priory Street - Proposed single-storey side extension.
- PL/2025/03446 Corsham Court, High Street - Proposed internal alterations and replacement of fittings to bathroom in first-floor private apartment.

CORSHAM PICKWICK WARD

- PL/2025/02371 Shaunaks Pharmacy Ltd, The Porch Surgery, Beechfield Road - Installation and operation of prescription medicine dispenser and associated works.
- PL/2025/03715 19 Home Mead - Rear single-storey extension (demolish conservatory) and internal alterations.
- PL/2025/02840 Middle Barn, Pockeredge Drive - Discharge of s106 Agreement dated 10/11/2003.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 22/25 Planning Appeal Notification

APPELLANTS NAME: Wendy and Graham Byrne
APPEAL SITE: 9 Albion Crescent, Corsham, SN13 0DY
PLANNING APPLICATION REF: PL/2024/09270
PROPOSED DEVELOPMENT: Conversion of existing double garage to 'granny annexe'
INSPECTORATE REFERENCE: APP/Y3940/W/25/3367100
APPEAL START DATE: 9 June 2025

The appeal is Against Conditions in respect of the above site and is to be decided on the basis of Written Representations procedure set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

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

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.

Resolved: that the Planning Appeal Notification be noted.

PL 23/25 Planning Appeal Decision

Land at Lanes End, Gastard

Appeal Ref: APP/Y3940/W/25/3358507

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 Mr Peter Andrews against the decision of Wiltshire Council.

The application Ref is PL/2023/11159.

The development proposed is construction of four dwellings and associated works.

Decision 1. The appeal is dismissed.

Resolved: that the Planning Appeal Decision be noted.

PL 24/25 Lime Down Solar Park - Project update and launch of a targeted consultation.

The project update concerning the initial preferred Cable Route Search Corridor was discussed. The proposed changes to the plans involved temporary highway and traffic works to safely accommodate Abnormal Invisible Load vehicles, and adjustments to development boundary areas to enable access to and within the site, were highlighted. Concern was raised regarding the proposed removal of traffic lights at the A350/Corsham Road junction; impact on roads and traffic; scale of development and size of the solar panels.

Resolved: that, in consultation with the Chair, Officers be delegated to submit objections to the Solar Park proposals in accordance with the Town Council's concerns outlined above.

PL 25/25 Wiltshire's Housing Land Supply Statement

Wiltshire's current Housing Land Supply is 2.42 years. Briefing Note No.25-04 from Wiltshire Council is attached to these Minutes.

Resolved: that the current Housing Land Supply information be noted.

PL 26/25 Neighbourhood Plan Delivery and Monitoring Group Update (NPD&M)

Councillor Abbott provided an update on the work of the Group, including a draft Site Options Report which had been prepared by consultants (AECOM) appointed by the Government to provide a Technical Support Package.

The priorities for the site options in the draft AECOM report disagreed with the Town Council's preferred sites, as well as those in the Wiltshire Local Plan (which had not yet been finalised). The final report would be sent to Councillors once completed.

The update was noted.

PL 27/25 Proposed Temporary Closure of Tellcroft Close (Part) - 10 August 2025

An application for a proposed street closure for a summer party had been received via Wiltshire Council for consultation.

Resolved: that no objection be raised.

The meeting commenced at 7.00pm and closed at 8.15pm. There were two members 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.