

**Minutes of the Council (Planning) Meeting held on
Wednesday 27 August 2025**

Present Councillor A Brown (Chair)
Councillors S Abbott, H Belcher OBE, N Brakspear, J Brook,
R Munn, N Pocock, G Ward

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

In Attendance Online Councillors R Hopkinson and V Steadman

PL 44/25 Apologies

Apologies were received from Councillors T Ellis, B Keeler, A Mackie, A White.

PL 45/25 Public Question Time and Petitions

There were none.

PL 46/25 Declarations of Interest

There were none.

PL 47/25 Applications

CORSHAM GASTARD WARD

[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.

Resolved: that no objection be raised.

CORSHAM LADBROOK WARD

[PL/2025/06654](#) Spring Gardens, High Street - Notification of proposed works to trees in a conservation area:
T1 - Sycamore tree - fell.

Resolved: that no objection be raised.

[PL/2025/06555](#) 51 Brook Drive - Erection of single-storey outbuilding in rear garden.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

[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.

Resolved: that no objection be raised subject to:

- (i) *Listed Building Consent being in place, and*
- (ii) *approval of Wiltshire Council's Conservation Officer.*

[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.

Resolved: that no objection be raised subject to:

- (i) *Listed Building Consent being in place, and*
- (ii) *approval of Wiltshire Council's Conservation Officer.*

[PL/2025/06531](#)
[PL/2025/06283](#) Little Lypiatt Farm, Rough Street - Proposed 66 new solar panels on the existing southern stable roofs.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2025/06347](#) 12 Academy Drive - Remove existing conservatory and replace it with a more thermally efficient rear extension.

Resolved: that no objection be raised.

[PL/2025/06360](#) 3 Brewer Mews - Proposed garage conversion and single-storey rear extension.

Resolved: that no objection be raised.

[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.

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

PL 48/25 Amended/Additional Plans

There were none for this meeting.

PL 49/25 Decisions

(1) Approvals

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.

PL/2025/05631 81 Dicketts Road - Proposed two-storey rear extension, front porch and alterations, including rebuilding front boundary wall.

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

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.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 50/25 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

APPELLANTS NAME:	Great Tew Construction LLP
APPEAL SITE:	Land North of Bath Road, Corsham, SN13 9XR
PLANNING APPLICATION REF:	PL/2024/05384
PROPOSED DEVELOPMENT:	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.
INSPECTORATE REFERENCE:	APP/Y3940/W/25/3370482
APPEAL START DATE:	18 August 2025

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/>.

Resolved: to inform the Planning Inspectorate of Corsham Town Council's strong objection to the application, and to re-iterate its recommendation of refusal of the application on the grounds determined at the Council (Planning) meeting on 19 February 2025:

- i) This application does nothing to address the reasons that a previous inspector refused an appeal for on the site;*
- ii) The site is outside the settlement boundary and has not been identified as a preferred site for housing in the Corsham Neighbourhood Plan, Wiltshire Core Strategy or the Local Plan Review so any approval would be contrary to the Wiltshire Core Strategy [Core Policy 2] and the plan-led planning process.*

- iii) *The site was considered as part of the Local Plan Review site selection process but was not taken beyond stage two, mainly due to the working mine beneath the site. Other factors also included harm to the setting of Guyers House; proximity to the Pickwick Conservation Area and Listed Buildings and that the site is within 1000m of a congested transport corridor;*
- iv) *Sufficient provision has been made in the Local Plan Review to meet the town's needs until 2038 without the use of this site;*
- v) *The important ecology on site had not been addressed sufficiently. There is a confirmed bat flight-line within and along the edge of the site and a direct migration route which crosses part of the site. The site is also within the core sustenance zone for both Greater and Lesser Horseshoe bats;*
- vi) *Loss of a greenfield site of which 80% is categorised as best and most versatile agricultural land which should be protected as such;*
- vii) *Insufficient evidence that the development would not give rise to the unacceptable loss of residential amenity to future occupiers as a result of the consented minerals workings beneath the land. This is contrary to Core Policy 57 of the Wiltshire Core Strategy;*
- viii) *Detrimental effect on the nearby Cotswold Natural Landscape, Corsham Special Landscape Area and Pickwick Conservation Area, Listed Buildings and non-designated heritage assets. This is contrary to Core Policy 58 and 51 of the Wiltshire Core Strategy;*
- ix) *Concerns regarding increased pressure on local infrastructure including schools, doctors and pharmacies;*
- x) *Concerns regarding the local sewer capacity, drainage and surface water run off;*
- xi) *Not a sustainable site in terms of access to schools and other facilities;*
- xii) *Concerns that the proposed roundabout on the A4 could worsen the traffic flow;*
- xiii) *Whilst Wiltshire Council cannot demonstrate a five-housing land supply, Corsham itself has already exceeded its indicative housing requirement for the period to 2026. In addition, more sustainable sites have been allocated in the Local Plan to meet the housing need to 2038, therefore this proposal is unnecessary.*

and to raise additional concerns:

- xiv) *There are no mitigations for construction taking place on an active stone mine including noise/vibration considerations;*
- xv) *There is no evidence that the active mine would close;*

- xvi) *Closure of the mine would have an adverse effect on employment in the town;*
- xvii) *There has been no attempt to engage with the community effectively or to address any of the concerns raised by the Town Council or others either before or after the application was submitted;*
- xviii) *Para 5.18 of the Statement of Case (August 2025) is false. Both the emerging Local Plan and emerging Neighbourhood Plan will allocate sufficient and suitable land to meet future housing requirement to 2038 without the need to develop Land North of Bath Road.*

PL 51/25 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.

Resolved: that the Appeal Decision be noted.

PL 52/25 Wiltshire Council Provisional Tree Preservation Order – Land North of Bath Road

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

Resolved: that the TPO be fully supported on the grounds that the parkland trees are a prominent feature in the landscape and provide an important habitat for protected bats, nesting birds and other species.

PL 53/25 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

Resolved: that no objection be raised.

The meeting commenced at 7.00pm and closed at 7.43pm. 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.