

**Minutes of the Council (Planning) Meeting held on  
Wednesday 29 October 2025**

**Present** Councillor A Brown (Chair)  
Councillors N Brakspear, J Brook, J Coward,  
T Ellis, R Munn, V Steadman, G Ward.

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

**In Attendance Online** Councillor R Hopkinson

**PL 68/25 Apologies**

Apologies were received from Councillors S Abbott, H Belcher OBE,  
G McCaffery, N Pocock, A White.

**PL 69/25 Public Question Time and Petitions**

There were none.

**PL 70/25 Declarations of Interest**

There were none.

**PL 71/25 Applications**

**CORSHAM GASTARD WARD**

[PL/2025/07886](#) Easton Court Farm, Easton - Notification of proposed works to trees in a Conservation Area - Weeping Willow - Pollard. Two Red Maples - Pollard. Walnut - Reduction of up to 20% of the canopy. Various fruit trees including Apple, Crab Apple, Greengage and Mulberry - To be raised, thinned, dead wooded and reduced. No more than 20% of canopy.

*Resolved: that no objection be raised.*

## CORSHAM LADBROOK WARD

[PL/2025/07798](#) 24 South Street - Proposed double-storey rear extension.

*Resolved: that no objection be raised.*

[PL/2025/08230](#) 90 Priory Street - Notification of proposed works to trees in a Conservation Area - G1 - Re-pollard row of Willow trees back to previous pollard points.  
T2 - Crown reduce Silver Birch tree by up to 3m.

*Resolved: that no objection be raised.*

[PL/2025/08370](#) Arboretum at Corsham Court - Notification of proposed works to trees in a Conservation Area -  
2 x Scots Pine trees - fell (No's 6 & 7)  
1 x Ash tree - fell (No 12)  
1 x Hornbeam tree - coppice (No 3)  
2 groups of Beech trees - thin and remove hanging branches (No's 8 & 11)  
1 x Judas tree - tidy up one limb (No 5)  
1 x Ash tree - fell (No 13)  
3 x Scot Pine trees - fell (No's 14 & 15)

*Resolved: that no objection be raised.*

## CORSHAM NESTON WARD

[PL/2025/08033](#) 1 Chapel Lane, Neston - Notification of proposed works to trees in a Conservation Area - T1 - Yew tree - 50% crown reduction to reduce height by 3m.

*Resolved: that no objection be raised.*

## CORSHAM PICKWICK WARD

[PL/2025/08004](#) Dickens Cottage, 19 Pickwick - Notification of proposed works to trees in a Conservation Area -  
Apple tree - 2.5m reduction. Hawthorn - 1.5m reduction.

*Resolved: that no objection be raised.*

[PL/2025/07872](#)  
[PL/2025/08104](#) The Courtyard Offices CB40 45, Hartham Park - Planning Permission and Listed Building Consent - Change Of Use of existing nursery buildings, workshops and stores (Class E) to tourist accommodation for short-term lets (7no. units).

*Resolved: that no objection be raised.*

**PL 72/25** Amended/Additional Plans

There were none.

(1) Approvals

**CORSHAM GASTARD WARD**

PL/2025/08200 Hudds Cottage, 12 Westrop - Yew tree - Remove remaining stem and fell.

Wiltshire Council confirms that the above tree is classified as Dead and Dangerous (DD). The tree can be removed under the Town and Country Planning (Tree Preservation) (England) Regulations 2012. This allows the removal of any protected tree, which is dead or imminently dangerous, without the need to make a formal Tree Work Application to Wiltshire Council.

PL/2025/07480 14-15 Gastard Lane - Horse Chestnut tree - Reduce by 25%.

PL/2025/07485 24 Gastard Lane - Leylandii tree - Fell.

PL/2025/06220 Court Farm, Gastard Lane - Erection of farmworkers' welfare and garage building, following demolition of existing barn.

**CORSHAM LADBROOK WARD**

\* PL/2023/10560 Land South of Dicketts Road - Outline planning permission for the development of up to 24 dwellings and associated works with all matters reserved except for access.

**CORSHAM NESTON WARD**

PL/2025/06455 Ridge House, The Ridge - 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.

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

PL/2025/07082 Winter Lodge, Durley Park - The construction of a new two-storey side extension, a new single-storey rear extension and a new single-storey connection between the existing detached house and existing detached double garage, and general interior refurbishment.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

**PL 74/25** Planning Appeal Inquiry - Notification of Date and Venue

This is an appeal inquiry against the Non-Determination by Wiltshire Council of the outline planning application PL/2024/04384. If the Town Council is minded to send a representative to speak at the inquiry, it should appoint one or more Councillors to do so at this meeting.

TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME:	Great Tew Construction LLP
APPEAL SITE:	Land North of Bath Road, Corsham
PLANNING APPLICATION REF:	Outline planning application for residential development (including 30% affordable housing) of up to 150 dwellings, up to 1,550 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

The appeal will be attended by the local planning authority, the appellant and a presiding inspector.

It is possible to attend the Inquiry, which will open on **25 November 2025** at **10am at Wiltshire Council's Monkton Park Offices, Monkton Hill, Chippenham, Wiltshire SN15 1ER.**

An Inspector appointed by the Secretary of State will hold an Inquiry opening on the date shown above to decide the appeal. The Inspector appointed to decide the appeal is Dominic Young JP BSc(Hons) MA MRTPI MIHE.

Members of the public may attend the Inquiry, and, at the Inspector's discretion, express their views. If you, or anyone you know, has a disability and is concerned about facilities at the inquiry venue, you should contact Wiltshire council to confirm that suitable provisions are in place.

Please contact Wiltshire Council in advance to confirm your interest in attending the Inquiry, should you wish to observe or speak. If you wish to participate in the Inquiry virtually please contact the Local Planning Authority (email: [planningappeals@wiltshire.gov.uk](mailto:planningappeals@wiltshire.gov.uk) or telephone: 0300 456 0114) for details of how to do so.

Documents relating to the appeal(s) can be viewed on the Council website <https://development.wiltshire.gov.uk/pr/s/>.

Contact point at the Planning Inspectorate:  
tim.salter.oo@planninginspectorate.gov.uk Planning Inspectorate Reference:  
APP/Y3940/W/25/3370482.

*Resolved: that Councillor Coward be appointed to represent Corsham Town Council at the Appeal Inquiry.*

## **PL 75/25** Wiltshire Council Update on Planning for Gypsies and Travellers

Wiltshire Council is currently preparing a Gypsies and Travellers Development Plan Document (DPD) that will address the accommodation needs of travellers, with both permanent sites for new pitches and temporary sites for emergency stopping. It will update policy in the current Local Plan and, once adopted, will be used to determine planning applications.

Wiltshire Council held a [public consultation on the draft DPD](#) between August and October 2024. However, the DPD was not submitted to the Secretary of State for Housing, Communities and Local Government for examination in early 2025 as envisaged.

Instead, Wiltshire Council decided to take more time to consider responses to the consultation. This delay has meant that the DPD will need to be reviewed to ensure that it is consistent with new national planning policy issued in December 2024. One of the main changes to national policy is the definition of travellers in the Government's [Planning policy for traveller sites](#). The change means that those households within the area that no longer or have never travelled are now included within the definition. The effect of this is to increase the number of pitches that Wiltshire Council need to plan for. Wiltshire Council is in the process of updating the Gypsies and Travellers Accommodation Assessment to show how the change to the definition affects the figures and will publish this when it is ready.

As part of the review of the DPD, Wiltshire Council are reopening the 'call for sites' for land that could be assessed in more detail as part of plan development. It would be interested to hear from you if you know of any land that could be suitable as a traveller site within your parish. Or might there be land in your ownership that you wish to put forward? Securing land that is proposed by communities tends to reduce tension with local residents as the DPD progresses towards adoption and is therefore an important part of the process.

As a general guide, Wiltshire Council is interested in land that benefits from direct access to the highway network and lies within a reasonable distance to services such as a primary school and a doctor's surgery. You may have conducted site assessments of potential land for development as part of a neighbourhood plan that could be considered.

Further, if you can point Wiltshire Council in the direction of any new traveller sites that you are aware of, please do so, as this would assist its review of identified need and help ensure it is not double counting need. Many of

Wiltshire's traveller sites are identified in the draft DPD at Appendix 2, which may be of interest.

If you are interested in responding to the 'call for sites', please fill in and submit the ['call for sites' form](#) to [strategicplanning@wiltshire.gov.uk](mailto:strategicplanning@wiltshire.gov.uk).

If you wish to discuss this further or advise more informally on possible sites within your parish, you can contact the Strategic Planning Team by email or by calling 01225 713223.

Please note that the 'call for sites' deadline is **Friday 21 November 2025**.

Wiltshire Council intends to hold further public consultation on a revised DPD in the second quarter of 2026 as set out in the recently updated Local Development Scheme, which it informed you about [last month](#).

*Resolved: that the update was noted.*

The meeting commenced at 7.00pm and closed at 7.46pm. There were no members of the public present at the meeting.

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CHAIR

\_\_\_\_\_  
DATE

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