

**Minutes of the Council (Planning) Meeting held on  
Wednesday 3 December 2025**

**Present** Councillor A Brown (Chair)  
Councillors S Abbott, H Belcher OBE, N Brakspear, J Brook,  
T Ellis, N Pocock, V Steadman, G Ward, A White.

**In Attendance** D Martin (Chief Executive)  
Mrs L Moor (Finance and Planning Officer)  
Sir M Pitt (Representative from 'Stop Lime Down')

**In Attendance Online** Councillor R Hopkinson

**PL 83/25 Apologies**

Apologies were received from J Coward and R Munn.

**PL 84/25 Public Question Time and Petitions**

There were none.

**PL 85/25 Declarations of Interest**

Councillor Steadman declared a non-pecuniary interest in application PL/2025/09019 - Westwells Farmhouse, Westwells - Detached, oak-framed, pool-side building, as he knows the applicant socially. Councillor Steadman remained in the room during the discussion and decision on the item.

**PL 86/25 Applications**

**CORSHAM GASTARD WARD**

[PL/2025/08829](#) 10 Linleys - Full Planning Permission and Listed Building  
[PL/2025/08997](#) Consent - Repair and conversion of existing barn to form  
ancillary residential accommodation.

*Resolved: that no objection be raised.*

[PL/2025/08930](#) The Old Quarry, Vellely Hill - Change Of Use of an  
office/storage building (Building 1) and stable (Building 2)  
to short-term holiday lets with associated external works.

*Resolved: that no objection be raised.*

## **CORSHAM LADBROOK WARD**

[PL/2025/09074](#) Newlands House, Newlands Road - Notification of proposed works to trees in a Conservation Area - Remove seven Sycamore trees.

*Resolved: that no objection be raised.*

[PL/2025/09112](#) Rossiter House, 57 Priory Street - Notification of proposed works to trees in a Conservation Area - Apple tree 30% crown reduction.

*Resolved: that no objection be raised.*

[PL/2025/08967](#) 19 The Tynings - Single-storey extension to front, side and rear of house.

*Resolved: that no objection be raised.*

[PL/2025/08506](#) 1 Martingate Centre, Post Office Lane - Replacement refrigeration plant to flat roof; alterations to existing Goods In entrance, alterations to existing entrance doors and replacement canopy glazing.

*Resolved: that no objection be raised.*

[PL/2025/09103](#) The Coach House, The Grove, Pickwick Road - Notification of proposed works to trees in a Conservation Area - T1, T2, T3 Acacia trees - Cut back branches to growth points overhanging the boundary wall to 7 Mansion House Mews.

*Resolved: that no objection be raised.*

[PL/2025/08780](#) 8 Providence Lane - Two-storey extension to side of house.

*Resolved: that no objection be raised, subject to the materials used being in keeping with the main dwelling and surrounding area.*

## **CORSHAM NESTON WARD**

[PL/2025/09019](#) Westwells Farmhouse, Westwells – Detached, oak-framed, pool-side building.

*Resolved: that no objection be raised.*

## **CORSHAM PICKWICK WARD**

There were none.

**PL 87/25 Amended/Additional Plans**

There were none.

**PL 88/25 Decisions**

(1) Approvals

**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, Green Gauge and Mulberry - To be raised, thinned, dead wooded and reduced. No more than 20% of canopy.

**CORSHAM LADBROOK WARD**

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.

**CORSHAM NESTON WARD**

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

**CORSHAM PICKWICK WARD**

PL/2025/08004 Dickens Cottage, 19 Pickwick - Notification of proposed works to trees in a conservation area - Apple tree - 2.5 meter reduction. Hawthorn - 1.5 meter reduction.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

**PL 89/25 Stop Lime Down**

Sir Mike Pitt, representing the 'Stop Lime Down' (SLD) organisation, advised that Lime Down Solar Park's application was at the pre-examination stage with the Planning Inspectorate. During that stage, public and parish/town councils were invited to make representations to the Planning Inspectorate. Sir Mike Pitt explained that Town Councils were statutory consultees for this application, and their representations would carry more weight with the Planning Inspectorate than representations made by individuals.

SLD had produced and widely distributed a guidance booklet that detailed its key considerations and an explanation of the process involved for submitting objections to the Planning Inspectorate. Sir Mike Pitt hoped that Corsham Town Council would take up the opportunity to make a representation to the Planning Inspectorate.

*Following questions and responses to and from Sir Mike Pitt, the information was noted.*

**PL 90/25 Notice of Acceptance of an application for a Development Consent Order (DCO) by the Planning Inspectorate (on behalf of the Secretary of State) under Section 56 of the Planning Act 2008.**

Lime Down Solar Park

Lime Down Solar Park Limited (the Applicant) seeks development consent, under the Planning Act 2008, to construct, operate, maintain and decommission a solar photovoltaic (PV) generating station, with a generating capacity of more than 50 megawatts (MW) and associated infrastructure on land largely within the administrative area of Wiltshire Council, with small areas of existing highway within the administrative area of South Gloucestershire Council. The proposal, subject of our application for development consent (the Application), is called Lime Down Solar Park (the Scheme).

The Application (Reference number EN010168) was submitted by the Applicant to the Secretary of State via the Planning Inspectorate on Friday 19 September 2025 and was accepted for examination on Friday 17 October 2025.

Subject to being consented, the Scheme is anticipated as having a generation capacity of approximately 500MW. This is equivalent to providing enough clean affordable electricity to power approximately 115,000 homes annually.

Application acceptance and representations

We write, pursuant to section 56 of the Planning Act 2008, to notify you that the Application has been accepted for examination by the Planning Inspectorate. You have been identified as a prescribed body and/or a Person with an Interest in Land (known as a PIL) for the purposes of section 56 of the Planning Act 2008 and/or Regulation 16 of the Infrastructure Planning (EIA) Regulations 2017.

As required in accordance with section 56(2) of the Planning Act 2008, please find attached a copy of the section 56 notification for the Scheme (the s56 Notice). This includes a description of the Scheme, details of where a map identifying the Scheme can be viewed, and details on how to register as an Interested Party with the Planning Inspectorate and submit a Relevant Representation. All Interested Parties must register and submit a Relevant Representation on or before **23:59pm of Friday 9 January 2026**.

Interested Parties have the right to make representations about the Application and will be informed of the progress of its Examination.

Interested Parties also have the opportunity to attend and to speak at the Preliminary Meeting and/or hearings that take place during the Examination.

The Examining Authority will be appointed in due course and will use the views put forward in the Relevant Representations to carry out an initial assessment of the principal issues. Therefore, even if you are automatically an Interested Party because you have an interest in the land affected by the application or your organisation is on a list of prescribed bodies, you should still complete a Relevant Representation form so that your views can be made available to the Examining Authority at an early stage. Interested Parties are invited to consider the Application and the information provided in the ES.

After the close of the registration period, all representations will be published on the Lime Down Solar Park page of the Planning Inspectorate's website. Please refer to the privacy information contained in the enclosed copy of the s56 Notice.

### Further Information

The s56 Notice includes information on how to view the Application form and its accompanying documents (including plans, maps, the ES, and the draft Order (the Application Documents)).

The Application Documents are available to inspect via the Documents tab on the Lime Down Solar Park page of the Planning Inspectorate's website at: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010168/documents>

If you would like further information about this email, the Application, or for any other general enquiries regarding the Scheme, please contact the Applicant project team by using any of the contact methods below:

- Emailing: [info@limedownsolar.co.uk](mailto:info@limedownsolar.co.uk)
- Calling our Freephone: 0808 175 6656
- Visiting our website at: [www.limedownsolar.co.uk](http://www.limedownsolar.co.uk)

Please note that all representations on the Application Documents should be made directly to the Planning Inspectorate using the details on the enclosed notice and by the deadline of **Friday 9 January 2026**.

It was noted that the main impact of the Lime Down Solar Park proposal on Corsham would be the extensive works associated with the routing of the cables through the parish. Whilst it was also noted that the proposed cable route had been narrowed down by the developers, concerns were raised that land and highways would be damaged; there would be significant traffic issues and unacceptable disruption to local businesses, throughout the cabling installation works.

It was noted that Corsham Town Council had been identified as a prescribed body and/or a Person with an Interest in Land (known as a PIL) for the application.

The Chief Executive explained that councillors could submit objections to the Planning Inspectorate on an individual basis, not as town councillors, if they so wished.

*Resolved: that Corsham Town Council would submit a representation to the Planning Inspector by 9 January 2026, that re-stated the objections to the application that the Town Council had made previously as below:*

*Corsham Town Council (Planning) meeting on 25 June 2025:*

*The Town Council objects to the proposed amendment to the development of the boundary area at the A350/Corsham Road junction involving the temporary removal of traffic lights to allow an abnormal load vehicle to turn at the junction. The A350 is one of the most important traffic routes through Wiltshire and the removal of traffic lights from this junction, however temporary, would cause a significant increase in traffic congestion and risk of accidents.*

*The Town Council also objects to the Lime Down Solar Park project in general, as it has the following additional concerns:*

- the detrimental impact that the Abnormal Load, HGV's and other construction vehicles will have on the local roads in terms of highway damage and traffic congestion*
- the huge scale of the development including the size and quantity of the solar panels*
- the volume of cabling and impact this will have on farmland and the environment.*

*Corsham Town Council (Planning) meeting on 17 March 2025:*

*The Town Council does NOT support the idea of having to install cable to service a solar park which is 20 kilometres away when there is a substation much closer to the site of the panels. The substation at Minety should be upgraded to prevent the need for extensive cabling. Access points for this solar park should be fit for purpose and appropriately placed. The current proposal raised concerns for the Town Council:*

- a. that the proposal would be contrary to Policy CNP E3 of the Corsham Neighbourhood Plan*
- b. impacts on both residents and tourists*
- c. impacts on agricultural land which may last for some time*
- d. disruption to country roads which are heavily used, during the construction period*
- e. the proposed width of the construction corridor*
- f. fire and safety concerns*
- g. possible disturbance of a Roman road*
- h. the uncertainty of the route*
- i. potential long-term effects of the electromagnetic field on land and livestock*
- j. emergency access during the construction phase*

*With further objections added at its meeting on 3 December 2025, on the grounds of:*

- *Agricultural land and highways damage during and after the cabling installation*
- *An adverse impact on road traffic causing detrimental affects on businesses.*

**PL 91/25      Levelling Up Act 2023 Pavement Licence - Corsham House,  
13 High Street**

Wiltshire Council had received a Pavement Licence application for 13 High Street, Corsham, SN13 0ES.

It was noted that there was a Corsham Town Council seat, litter bin and recycling bin installed outside the premises. This street furniture did not appear to have been taken into consideration by the applicant as they were not included on the proposed pavement licence floor plan.

The possibility of replacing the number of tables and chairs from 8 and 16, to 6 and 12 respectively, was discussed. It was felt that this should be considered by the Licensing Authority and the applicant.

*Resolved: that no objection be raised, however the current proposal had not taken into account the seat, litter bin and recycling bin that are in a fixed position outside the premises.*

The meeting commenced at 7.00pm and closed at 8.10pm. There was one member of the public present at the start of the meeting and none at the end.

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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.