

**Minutes of the Council (Planning) Meeting held on
Wednesday 6 August 2025**

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

In Attendance Mrs K Gilby (Head of Finance and Administration)
Councillor P Wragg (Wiltshire Councillor)

In Attendance Online Councillors R Hopkinson, B Keeler and G Ward.

PL 37/25 Apologies

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

PL 38/25 Public Question Time and Petitions

Four members of the public spoke regarding application [PL/2025/05552](#) - Land South of Brockleaze, Neston - Battery Energy Storage System with associated infrastructure. They all asked the Town Council to recommend refusal of the application. Reasons included: that the site was not suitable for a proposal of this scale in a rural location; fire risk and a lack of fire risk assessment and strategy; concerns regarding potential ground and air pollution should there be a fire; that the proposal could exacerbate existing flooding in the area; the adverse impact of additional traffic on unsuitable roads; adverse impact on rare and protected bat species and other wildlife; loss of best and most versatile agricultural land; lack of detail on the restoration of the site and vulnerability to groundwater pollution.

PL 39/25 Declarations of Interest

There were none.

PL 40/25 Applications

CORSHAM LADBROOK WARD

[PL/2025/05900](#) 10 Alexander Terrace - Notification of proposed works to trees in a conservation area: T1 - Chinese Sumac (*Rhus chinensis*) tree - fell.

Resolved: that no objection be raised. The Town Council requests that the tree be replaced with a more suitable species if possible.

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

Resolved: that no objection be raised.

[PL/2025/05994](#) 19 Broadmead - Single-storey side and rear extension.

Resolved: that no objection be raised.

[PL/2025/06170](#) The Grove, Pickwick Road - Notification of proposed works to trees in a conservation area: Lime tree - crown lift to provide clearance from adjacent buildings. Sycamore tree - remove two small branches.

Resolved: that no objection be raised.

[PL/2025/06284](#) 69 Priory Street - Notification of proposed works to trees in a conservation area: Cedar tree – fell.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

[PL/2025/05552](#) Land South of Brockleaze, Neston - Battery Energy Storage System with associated infrastructure.

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

- i) the size and scale of the proposal would be inappropriate in this rural location;*
- ii) the proposed site lies in a direct migration route for the rare and protected species of bats associated with the Bath and Bradford on Avon Special Area of Conservation;*
- iii) the proposal would have an unacceptable impact on the rare and protected species of bats associated with the Bath and Bradford on Avon Special Area of Conservation which would be contrary to the Corsham Batscape Strategy;*
- iv) the proposal is contrary to Policies ED1 and E1 of the Corsham Neighbourhood Plan;*
- v) the proposed access and traffic route were unsuitable and insufficient and would have a detrimental impact on the village;*
- vi) lack of suitable fire risk assessment;*
- vii) concerns regarding the proximity of combustible crops to the scheme;*
- viii) possible ground and air pollution;*
- ix) that the proposal does not include any tangible community benefits;*
- x) loss of best and most versatile agricultural land and would contribute to, and could lead to, increased industrialisation of the area;*

- xi) *that the application did not contain sufficient detail to fully understand the potential impact of the proposal.*

If Wiltshire Council is minded to approve the application the Town Council and local community would need to be satisfied with sufficient targeted actual community benefits.

[PL/2025/06389](#) [PL/2025/06253](#) Barn at Overmoor Farm, Neston - Full Planning Permission and Listed Building Consent: Change Of Use of office premises to create new dwelling.

Resolved: that no objection be raised.

PL 41/25 Amended/Additional Plans

[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 no objection be raised.

[PL/2025/03847](#) Land at Rowden Park (Phase 5), Patterdown Road, Chippenham - Variation of Conditions 3, 9 and removal of Condition 10 of 20/02335/REM.

Resolved: not to submit any comment on this application.

PL 42/25 Decisions

- (1) Approvals

CORSHAM GASTARD WARD

PL/2025/06122 Land by Corsham Lake, Westrop - Oak tree - remove failing branch.

Wiltshire Council confirms that the above tree is classified as Dead and Dangerous (DD). The tree can be reduced 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.

CORSHAM LADBROOK WARD

PL/2025/02285 16 Kings Avenue - Demolition of existing garage adjacent to 16 Kings Avenue and the erection of a three-bedroom detached dwelling.

PL/2025/03318 8 Paul Street - Single-storey rear extension.

PL/2025/04321 4 Williams Grove - Garage and shed conversion to provide a linked family annexe.

CORSHAM NESTON WARD

PL/2025/04722 18 Greenhill - Proposed single-storey side and front extensions.

CORSHAM PICKWICK WARD

PL/2025/04589 Beechfield Nature Area - Works to a Protected Tree:
G16 - Sycamore tree - remove deadwood.
T12 - Sycamore tree - reduce and shape crown by 2m to previous pruning points.
T17 - Sycamore tree - remove broken branch.

PL/2025/03434 7A Pickwick - To build a dormer on the left-hand side of the building to match the one on the right.

PL/2025/06144 6 Woodlands - Scots Pine - Fell

Wiltshire Council confirms that the above tree is classified as Dead and Dangerous (DD). The tree can be reduced 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.

The Tree Officer has requested a replacement tree.

(2) Refusals

- * PL/2024/04354 Hartham Park Management Ltd, Hartham Park - Removal of Condition 1 (time expiry) and Variation of Conditions 2 (approved plans), 3 (existing levels), 9 (calcareous grassland), 15 (surface water) and 20 (Construction Method Statement) of N/13/01198/FUL.

(3) Withdrawn

There were none for this meeting.

PL 43/25 Planning Appeal Decision

25 Hitherspring

Appeal Ref: APP/Y3940/W/25/3360444

The appeal was made under section 78 of the Town and Country Planning Act 1990 (as amended) against a grant of planning permission subject to conditions.

The appeal was made by David Baker against the decision of Wiltshire Council.

The application Ref PL/2024/09901 was approved on 17 December 2024 and planning permission was granted subject to conditions.

The development permitted was the installation of air source heat pump.

The condition in dispute was No 3 which states that: Prior to first use an assessment of the acoustic impact arising from the operation of the air source heat pumps shall be undertaken in accordance with the methodology in Heat Pumps Professional Advice Note (CIEH and IOA, November 2022). The assessment shall be submitted to the Local Planning Authority together with a scheme of attenuation measures to demonstrate the sound rating level from the ASHP does not exceed 35dB at any noise sensitive façade of neighbouring residential premises The scheme shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be implemented prior to use and thereafter be permanently retained.

The reason given for the condition is: So as to ensure compliance with Core policy 57, Ensuring high design and place shaping such that appropriate levels of amenity are achievable.

Decision - the appeal is dismissed.

Resolved: that the Appeal Decision be noted.

The meeting commenced at 7.00pm and closed at 8.06pm. There were 20 members of the public present at the start of the meeting and none at the end.

CHAIR

DATE

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