

**Minutes of the Council (Planning) Meeting held on
Wednesday 8 October 2025**

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

In Attendance Mrs L Moor (Finance and Planning Officer)

In Attendance Online Councillor B Keeler

PL 61/25 Apologies

Apologies were received from Councillors S Abbott, H Belcher OBE, R Munn and N Pocock.

PL 62/25 Public Question Time and Petitions

There were none.

PL 63/25 Declarations of Interest

Councillor A White declared a non-pecuniary interest in application PL/2025/07392 - Pickwick Cottage, 17 Pickwick - Listed Building Consent (Alt/Ext) - Install two conservation rooflights to east gable lean-to, as she knows the applicant. She remained in the room during the discussion and decision on the item.

PL 64/25 Applications

CORSHAM GASTARD WARD

[PL/2025/07480](#) 14-15 Gastard Lane - Notification of proposed works to trees in a Conservation Area - Horse Chestnut tree - reduce by 25%.

Resolved: that no objection be raised.

[PL/2025/07485](#) 24 Gastard Lane - Notification of proposed works to trees in a Conservation Area - Leylandii tree - fell.

Resolved: that no objection be raised.

[PL/2025/07275](#) 7 Silver Street, Gastard - Change Of Use from a holiday let to a beauty/massage salon.

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

[PL/2025/07890](#) 10, 11 and 15 Easton - Notification of proposed works to trees in a Conservation Area - T1 Ash, T2 Sycamore, T3, T4 Willow, T5 Norway Spruce, T6, T7 Ash – all trees to be felled.

Resolved: that no objection be raised.

CORSHAM LADBROOK WARD

[PL/2025/06986](#) Corsham Court, High Street - Listed Building Consent (Alt/Ext) - Fitting two wood-burning stoves within first-floor rooms of the private West Wing.

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

[PL/2025/07294](#) Playroom Barn, Corsham Court, High Street - Structural repairs to roof and external walls and the replacement of the north elevation window.

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

[PL/2025/07515](#) 56 Brook Drive - Proposed single-storey front extension, with conversion of existing garage/store and associated works.

Resolved: that no objection be raised.

[PL/2025/07631](#) 16 Pickwick Road - Notification of proposed works to trees in a Conservation Area - Holly tree - crown reduction by up to one third.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

[PL/2025/07267](#) 25a Moor Green - Proposed garage.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2025/07392](#) Pickwick Cottage, 17 Pickwick - Listed Building Consent (Alt/Ext) - Install two conservation rooflights to east gable lean-to.

Resolved: that no objection be raised.

[PL/2025/07318](#) Centre Of Pond 102m from 19 Yew Way 118m from Buckthorn Row, Pockeredge Drive - Consent under Tree Preservation Orders - T17 Hawthorn - Dead tree to remove. T18 Ash - Tree with 50% crown dieback to remove. T19 Oak - Dead tree to remove. T20 Oak - Dead tree to remove. T26 Ash - Dead tree to remove. T27 Ash - Dead tree to remove.

Resolved: that no objection be raised.

PL 65/25 Amended/Additional Plans

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

Resolved: to firmly recommend refusal of the application on the grounds that the following previously submitted comments have not been addressed:

- 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;*

and

- ix) the proposal does not include any tangible community benefits;*
- x) there is a loss of the best and most versatile agricultural land, and would contribute to, and could lead to, increased industrialisation of the area;*
- xi) the application did not contain sufficient detail to fully understand the potential impact of the proposal.*

PL 66/25 Decisions

(1) Approvals

CORSHAM LADBROOK WARD

- PL/2025/06284 69 Priory Street - Proposed works to trees in a Conservation Area - Cedar tree - fell.
- PL/2025/06654 Spring Gardens, High Street - Proposed works to trees in a Conservation Area - T1 - Sycamore tree - fell.
- PL/2025/06555 51 Brook Drive - Erection of single-storey outbuilding in rear garden.

CORSHAM NESTON WARD

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

CORSHAM PICKWICK WARD

- PL/2025/06360 3 Brewer Mews - Proposed garage conversion and single-storey rear extension.
- PL/2025/06894 19 Academy Drive - Consent under Tree Preservation Orders - Cherry tree (T1) located at the back. Dismantle the large cherry tree and grind out stump.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 67/25 Planning Appeal Decision

9 Albion Crescent

Appeal Ref: APP/Y3940/W/25/3367100

The appeal is 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 is made by Mr and Mrs Wendy and Graham Byrne against the decision of Wiltshire Council.

The application Ref PL/2024/09270 was approved on 13 December 2024 and planning permission was granted subject to conditions.

The development permitted is the conversion of existing double garage to 'granny annex'.

The condition in dispute is No 4 which states that: "The rooflight to be installed in the south elevation (over the bathroom) shall be fixed shut prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity".

The reason given for the condition is: "In the interests of residential amenity and privacy".

Decision - The appeal is dismissed.

Resolved: that the Appeal Decision be noted.

The meeting commenced at 7.01pm and closed at 7.42 pm. There were no 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.