

Town Hall, High Street, Corsham, Wiltshire SN13 0EZ

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6 March 2025

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at Corsham Town Hall on Wednesday 12 March 2025 at **7.00pm**.

Yours sincerely



David J Martin
CHIEF EXECUTIVE

Press and Public – To observe the meeting online or take part in Agenda Item 2 - Public Question Time and Petitions, please click [here](#) or email dmartin@corsham.gov.uk for instructions.

AGENDA

1. Apologies
2. Public Question Time and Petitions
3. Declarations of Interests

To receive any Declaration(s) of Interest under Corsham Town Council's Code of Conduct issued in accordance with the Localism Act 2011.

4. Applications

CORSHAM LADBROOK WARD

1. [PL/2025/01307](#) 34 Brook Drive - Loft conversion with rear flat roof dormer.
2. [PL/2025/01418](#) 19 Brook Drive - Consent under Tree Preservation Orders - T1 - Ash. Pollard to a monolith stem. Final height would be 6m.

3. [PL/2025/01806](#)
[PL/2025/02097](#) Bath Spa University, Corsham Court – Planning Permission and Listed Building Consent - Proposal: Replacement of 2no. existing self-supporting timber pitched and hipped single-glazed roof skylights and 1no. existing metal-framed, pitched, single-glazed roof skylight with 3no. new self-supporting pitched and hipped Heritage lead-covered, steel patent glazing bar skylights with double-glazing, reusing existing apertures and upstands in the existing roof. Overcladding 1no. roof-mounted timber-framed lift motor housing with Code 4 lead sheeting.

CORSHAM NESTON WARD

4. [PL/2025/01218](#)
[PL/2025/01503](#) The Old Cottage, Monks Park, The Ridge - Householder planning permission and Listed Building Consent - Proposed rear extension.

CORSHAM PICKWICK WARD

5. [PL/2025/01928](#) Long Acre, 56 Pickwick – Single-storey rear extension, replacement of flat roof with pitched roof, partial loft conversion, internal alteration and associated works.
6. [PL/2025/02185](#) 9 Woodlands - Consent under Tree Preservation Orders - T1 Sweet Chestnut - Target reduce on the canopy aspect, facing the property. T2 Yew tree - Reduce by up to 1.8 metres all over. T3 Holm Oak - Lower canopy raised to allow more light into the area beneath the tree. The canopy is to be thinned to improve light levels too.

5. Amended/Additional Plans

There are none for this meeting.

6. Decisions

(1) Approvals

CORSHAM GASTARD WARD

1. PL/2024/11553 Ridgefield Farm, Green Road, The Ridge - Replacement of a commercial building.

CORSHAM LADBROOK WARD

2. PL/2025/00263 Ivy House, 2 Priory Street - Proposed Works to Trees in a Conservation Area - T1 Sycamore - Fell. Poor structural condition with two v-shaped included unions. Replant with fastigate Tulip tree.
3. PL/2025/00728 9 Pound Pill - Proposed Works to Trees in a Conservation Area - Tree 1 and Tree 2 Conifers x2 flanking path to front door - Remove Group 1 Hazel stools x3 in rear garden at edge of brook - Coppice larger, more mature stems from each stool.

CORSHAM NESTON WARD

4. PL/2024/10193
PL/2024/10672 4 Bakers Corner - Planning Permission and Listed Building Consent - Replacement of rear first-floor window to house, repairs and improvements to house including lead flashing and fascia board around the gutter, repointing and re-plastering work. Alterations to garage workshop including addition of stud partition, door, floorboards, thermal insulation and plastering and replacement of workshop window.
5. PL/2024/10601 1 Greenhill - Rear, side and roof extensions and front porch

CORSHAM PICKWICK WARD

6. PL/2024/11575 The Old Coachhouse, Pickwick Park, Park Lane - Prior Approval Part 3, Class MA: Commercial, business and service uses to dwellinghouses - Change of Use of two-storey office building (Class E) to form two flats (C3).
- * 7. PL/2024/02025 Land at Park Lane - Erection of seven residential dwellings and associated access, drainage and landscaping works.
8. PL/2025/00623 15 Chestnut Grange - Proposed Works to Trees in a Conservation Area - T5 Yew - 25% crown reduction. T6 Conifer - 20% crown reduction. T7 T8 Yew - 25% crown reduction. T9 T10 Fir - 15% crown thin. T15 Oak - Reduce the crown by 1.5 meters. T16 Fir - Reduce the height by 2 meters. T17 Hawthorn - Fell. T18 Holly - 25% reduction. T20 Horse Chestnut – Fell.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

CORSHAM NESTON WARD

1. PL/2025/00556 Little Lypiatt Farm. Rough Street - Lawful Development Certificate for a Proposed Use - Proposed new solar panels on the existing southern stable roofs.

7. Planning Appeal Notifications

1. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

APPELLANTS NAME: David Baker

APPEAL SITE: 25 Hither Spring, Corsham, SN13 9UT

PLANNING APPLICATION REF: PL/2024/09901

PROPOSED DEVELOPMENT: Installation of air source heat pump

INSPECTORATE REFERENCE: APP/Y3940/W/25/3360444

APPEAL START DATE: 19 February 2025

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site. The appeal is Against Conditions in respect of the above site, and is to be decided on the basis of Written Representation procedure set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, 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>. Alternatively, 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 26 March 2025.

Note: Corsham Town Council considered this application on 20 November 2024. Decision - Resolved: that the plans contained insufficient detail on the location of the air source heat pump, what it was mounted to and what else was in the vicinity to make a decision on the application at this time.

- *For discussion.*

2. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER APPLICATION

APPELLANTS NAME: Corsham Loft Conversions

APPEAL SITE: 9 Orchard Road, Corsham, SN13 0DJ

PLANNING APPLICATION REF: PL/2024/05415

PROPOSED DEVELOPMENT: Side extension with two velux windows and extend the porch.

INSPECTORATE REFERENCE: APP/Y3940/D/25/3361173

APPEAL START DATE: 05 March 2025

I am writing to let you know that an appeal has been made to the Planning Inspectorate in respect of the above site. The appeal is Against a Refusal in respect of the above site, and is to be decided on the basis of Householder- Fast Track procedure set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009. As this appeal is proceeding under the Householder Appeals Service, there is no opportunity for you to submit further comments. We will however forward copies of all representations made to us in relation to the application, before it was determined, on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State will consider these representations when determining the appeal. You have a right to withdraw any representations you made so that they are not taken into consideration by the Inspector. If you wish to do so you should make this request to the Planning Inspectorate within 4 weeks of the appeal's starting date using the online facility at <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.

Note: Corsham Town Council considered this application on 26 June 2024. Decision - Resolved: to recommend refusal on the grounds that the submitted plans would not seem to provide sufficient height for the proposed third bedroom and that it was unclear if the proposal could meet Wiltshire Council's Parking Standards.

- *For discussion.*

8. Street Naming – Development at Former Martin’s Yard

The Town Council has been asked to consider two suggested street names for this development:

Martin’s Yard
Fairview, Martin’s Yard

- *For discussion.*

8. Lime Down Solar Park Statutory Consultation

Consultation on Lime Down Solar Park

Lime Down Solar Park is at the pre-application stage of the DCO application process. As such, the Applicant is required to carry out consultation on the proposed DCO application before it is submitted. Feedback as part of this consultation would be considered before the DCO application is finalised and will also be reported to the Planning Inspectorate when the DCO application is submitted. Any representations already made will also be reported.

The Town Council had been identified as a consultee for the purpose of section 42(1)(a) of the 2008 Act as a prescribed person(s).

The consultation is open from 29 January to 19 March 2025.

Documents

The **Preliminary Environmental Information Report (PEIR)** and associated **Non-technical Summary (NTS)** has been published on the Project website. This is a technical report that sets out the environmental considerations of the proposals and further information about how the proposals seek to mitigate and reduce potential impacts associated with the development.

A **Document Navigation Booklet** and **Project Information Booklet** has been produced to provide further details about the consultation on, and the proposals for, the Project.

In addition, printed and online versions of a Project Feedback Form are available so people can share their views on the proposals with comments being specifically invited on areas including:

- the strategic masterplan for the solar sites;
- the cable route search corridor for the underground grid connection; and,
- measures we are proposing to reduce the environmental effects of the Project.

Suggestions for projects and initiatives which could support and benefit communities to deliver community benefits are also invited.

All the documents listed above are available to view and download from Documents section of the Project website [HERE](#). They will be available to view at in-person information events taking place and can also be found at community access points in hard copy format.

Finding out more

The Project website has been updated with information about the consultation and includes the option for people to submit feedback online. People are also encouraged to register their details so they can be contacted directly when new information about the Project and future engagement and consultation becomes available.

Anyone with questions about the Project or requiring further information can contact the Community Relations team directly using any of the following methods:

- Freephone: 0808 175 6656 (open 09.00 –17.00, Mon-Fri)
- Email: info@limesdownsolar.co.uk
- Mail: FREEPOST Lime Down Solar (no stamp required)

Providing feedback to the consultation

People can submit their feedback to the consultation online via the Project website.

Views and comments can also be submitted in writing by completing a printed feedback form, copies of which will be available at in-person events or can be requested by contacting the Community Relations Team. Forms can be handed in at one of the in-person events or posted to: FREEPOST Lime Down Solar.

Any emails received via the Project email, or letters sent to the Project Freepost address during the consultation period will also be considered as feedback.

The deadline for receipt of feedback to the consultation is 23:59 on Wednesday 19 March 2025.

Next steps

Further to consultation closing, all the feedback submitted will be considered and the proposals reviewed in light of the views and comments received. It is anticipated that an application for development consent to the Planning Inspectorate will be submitted in Autumn 2025.

The Project team can be contacted by freephone on 0808 175 6656 or by emailing info@limesdownsolar.co.uk.

The closest Lime Down Solar Park - Community access point is:

Corsham Library - Springfield Community Campus, Beechfield Road, Corsham, Wiltshire, SN13 9DN

A plan of the proposed cable route which shows the parish boundary is attached.*

- *For discussion to consider a response to the consultation.*

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