

**Minutes of the Council (Planning) Meeting held on
Wednesday 7 August 2024**

Present Councillor A Brown (Chair)
Councillors S Abbott, H Belcher OBE, N Brakspear, J Brook,
T Ellis, N Farmer, A Mackie, G McCaffrey, R Munn, A Thomas and
A White.

In Attendance Mrs K Gilby (Finance and Planning Officer)
Councillor D Walters (Wiltshire Councillor)

In Attendance online Councillor R Hopkinson

PL 25/24 Apologies

Apologies were received from Councillors T Bush, A Jones, J Robertson and
G Ward.

PL 26/24 Public Question Time and Petitions

Two members of the public spoke in relation to the Proposed Diversion of
Footpaths Corsham 135 136 137. They had concerns that the Public Right of
Way had been previously, and was currently, diverted contrary to the
landowner's responsibilities (Government guidance). Also, in the past,
footpaths had been blocked by spoil when the land was cleared of much of the
vegetation it used to contain. They were also concerned about the use of
glyphosate in the field.

PL 27/24 Declarations of Interest

There were none.

PL 28/24 Applications

CORSHAM GASTARD WARD

[PL/2024/05424](#) 2 Monks Lane - Listed Building Consent - Repairing the
existing windows with like-for-like units.

Resolved: that no objection be raised.

PL 29/24 Amended/Additional Plans

CHIPPENHAM PARISH

PL/2024/03204 Land at SouthPoint Business Park, Patterdown Road - The erection of a new manufacturing and research and development centre, including ancillary offices, production facilities, laboratories, warehousing, ancillary staff facilities, external servicing areas, external area for the storage and internal fit-out of Relocatable Equipment buildings, ancillary test track-bed for static testing of signalling infrastructure equipment and car and cycle parking, together with access, drainage, landscaping and other associated infrastructure (e.g. substation) and works.

Resolved:

- i) that no objection be raised.*
- ii) The Town Council queried whether it would be receiving any of the CIL contributions generated, as the parish would be adversely affected during the construction phase of the proposal.*

PL 30/24 Decisions

(1) Approvals

CORSHAM GASTARD WARD

PL/2024/04972 7 Lanes End - Proposed Works to Trees in a Conservation Area - T1 - Section fell Purple Plum tree to allow more light to Beech hedge.

PL/2024/04155 Coppershell Farm, Coppershell - Domestic annex for a member of the household.

CORSHAM LADBROOK WARD

PL/2024/05070 11 Cross Keys - Proposed works to a tree in a Conservation Area - Cedar tree (dead) – remove.

PL/2024/05965 4 Priory Street - Proposed works to a tree in a Conservation Area - T1 Sycamore – Fell.

PL/2024/05966 Corsham Court, High Street - Proposed Works to Trees in a Conservation Area - T1 - Maidenhair Tree - Tidy broken branch and reduce weight of major lateral. T2 - Cedar of Lebanon - Lift crown to approx. 1m.

CORSHAM PICKWICK WARD

PL/2024/05416 Land At Copenacre Way - Works to a Protected Tree - T002 - Ash - Monolith to 4 metres from ground level.

PL/2024/04559 30 Woodlands - Proposed single-storey rear extension.

(2) Refusals

CORSHAM GASTARD WARD

PL/2023/11159 Land to the West of Travis Perkins Trading Company, Lanes End - Construction of four dwellings and associated works.

(3) Withdrawn

CORSHAM LADBRROK WARD

PL/2024/04105 Methuen Arms Hotel, High Street - Application for the erection of two rapid electric vehicle chargers and associated electrical feeder pillar within the car park of the hotel.

PL 31/24 Town and Country Planning Act 1990 S.257 Footpaths Corsham 135 136 137 - Town and Country Planning Act 1990 Section 257 The Proposed Diversion of Footpaths Corsham 135 136 137

Wiltshire Council are in receipt of an application, dated 8 July 2024, to divert Footpaths Corsham 135 (CORM135), 136 (CORM136) and 137 (CORM137), under Section 257 of the Town and Country Planning Act 1990. The site location is land south of Westwells Road, Neston, SN13 9GB. Planning application PL/2024/05527 states the redevelopment of site to deliver extension to existing Spring Park data centre campus consisting of (a) free standing data centre building (b) energy, power, and water infrastructure (c) site access and internal roads (d) site security arrangements (e) diverted Public Rights of Ways (f) hard and soft, green and blue, landscaping and (g) other ancillary and auxiliary forms of development.

The proposal is to divert CORM135, CORM136 and CORM137 as shown on the *attached* plan from the routes shown with bold black continuous lines CORM135 A-B approximate distance 230 metres, CORM136 C-E approximate distance 150 metres, CORM137 C-D approximate distance 215 metres. The new route will be situated around the secure development site and is shown with a bold black dashed line A-C, approximately 545 metres in length. The current recorded width for the footpaths is 1 metre, the diverted route will have a recorded width of 2 metres with a hoggin surface. *Attached* is a report provided by the applicant explaining the need for diverting the rights of way and detailing the installation of the proposed new path.

Resolved:

- i) to defer making a recommendation on the item until after the site visit with Rights of Way Officers requested by Councillor D Walters had taken place (provisionally 2pm on 22 August). It was hoped this would be at the next Council (Planning) meeting;*
- ii) that Councillors J Brook, A Brown, T Ellis and N Farmer would attend the site visit along with the Chief Executive;*
- iii) to seek evidence of clear intent from the applicant that a Public Right of Way will be provided on the south part of the site;*
- iv) to investigate if anything can be done to prevent the use of glyphosate on the site;*
- v) to try and discover what and when any breaches of Public Rights of Way responsibilities had taken place.*

PL 32/24 Lime Down Solar Site Boundary Update

From Will Threlfall, Senior Project Development Manager, Lime Down Solar Park:

Over the course of the initial consultation held earlier this year, people raised concerns about the potential impact of the development on treasured views and walks, wildlife, and local ecology. We have listened to these concerns and worked in consultation with the Project landowners to consider how to enhance protection of those features people identified as being important.

This has resulted in an additional 44 hectares of land being made available to the design, presenting the opportunity for us to use a similar area of land to enhance buffer zones and move solar infrastructure away from sensitive areas and receptors such as the Cotswold National Landscape (formerly known as the Cotswold AONB), nearby heritage assets including the Fosse Way, landscape features, and Public Rights Of Way, as well as residential properties.

Details of the additional land included are set out in the EIA Scoping Report, and I have *attached* a map for your information to show you where this land is located.

Resolved: that the Boundary update be noted.

PL 33/24 Scoping Opinion on an Environmental Statement for Lime Down Solar

Planning Act 2008 (as amended) and The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) – Regulations 10 and 11

Application by Lime Down Solar Park Limited (the Applicant) for an Order granting Development Consent for the Lime Down Solar Park (the Proposed Development)

Scoping consultation and notification of the Applicant's contact details and duty to make available information to the Applicant if requested.

The Applicant has asked the Planning Inspectorate on behalf of the Secretary of State for its opinion (a Scoping Opinion) as to the information to be provided in an Environmental Statement (ES) relating to the Proposed Development. You can access the report accompanying the request for a Scoping Opinion via our website:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/>

Alternatively, you can use the following direct links:

[Lime Down Solar Park EIA Scoping Report – Main Report
EN010168-000007-EN010168 LDSP Scoping Main Report.pdf
\(planninginspectorate.gov.uk\)](https://national-infrastructure-consenting.planninginspectorate.gov.uk/EN010168-000007-EN010168_LDSP_Scoping_Main_Report.pdf)

[Lime Down Solar Park EIA Scoping Report – Appendices \(Part 1 of 3\)
EN010168-000005-EN010168 LDSP Scoping Appendices \(1 of 3\).pdf
\(planninginspectorate.gov.uk\)](https://national-infrastructure-consenting.planninginspectorate.gov.uk/EN010168-000005-EN010168_LDSP_Scoping_Appendices_(1_of_3).pdf)

[https://infrastructure.planninginspectorate.gov.uk
Lime Down Solar Park EIA Scoping Report – Appendices \(Part 2 of 3\)
EN010168-000006-EN010168 LDSP Scoping Appendices \(2 of 3\).pdf
\(planninginspectorate.gov.uk\)](https://infrastructure.planninginspectorate.gov.uk/EN010168-000006-EN010168_LDSP_Scoping_Appendices_(2_of_3).pdf)

[Lime Down Solar Park EIA Scoping Report – Appendices \(Part 3 of 3\)
EN010168-000008-EN010168 LDSP Scoping Appendices \(3 of 3\).pdf
\(planninginspectorate.gov.uk\)](https://national-infrastructure-consenting.planninginspectorate.gov.uk/EN010168-000008-EN010168_LDSP_Scoping_Appendices_(3_of_3).pdf)

The Planning Inspectorate had identified Corsham Town Council as a consultation body that must be consulted before adopting its Scoping Opinion. The Town Council was being asked to:

- Inform the Planning Inspectorate of the information it considers should be provided in the ES; or
- Confirm that the Town Council does not have any comments.

Any comments must be received by 14 August 2024. Responses to the Planning Inspectorate regarding the Scoping Report should be sent by email to limedown@planninginspectorate.gov.uk.

Once complete, the Scoping Opinion would be available via the Planning Inspectorate website, using the following link:

[Lime Down Solar Project - Project information \(planninginspectorate.gov.uk\)](https://national-infrastructure-consenting.planninginspectorate.gov.uk/EN010168-000007-EN010168_LDSP_Scoping_Main_Report.pdf)

As the Planning Inspectorate had been notified by the Applicant that it intends to prepare an ES, the Applicant's name and address is:

Lime Down Solar Park Limited,
Unit 25.7 Coda Studios 189,
Munster Road, London,
England, SW6 6AW
will.threfall@islandgp.com

Resolved: to write to the Planning Inspectorate

- i) expressing concern that the timescale given for responses regarding the scoping report was very challenging for small councils with limited resources especially during the holiday season;*
- ii) asking that the Corsham Neighbourhood Plan and Corsham Batscape Strategy be included, as although the proposed battery site at Whitley is not within the Neighbourhood Plan boundary, it is adjacent, and the Batscape Strategy clearly shows the Drew's Pond Wood Direct Migration Route crossing the site (pages 32 and 33 of the Corsham Batscape Strategy). Corsham Neighbourhood Plan should be included as the proposed cable route corridor goes through the Neighbourhood Plan Area;*
- iii) asking that the impact on agricultural land in our parish is fully assessed including compensation for landowners;*
- iv) expressing support for an upgrade to the Minety sub-station which would make a connection to the Whitley sub-station unnecessary;*
- v) asking that impact on existing minerals permissions, mining, tunnels and existing businesses which use the underground be fully assessed;*
- vi) asking for confirmation that possible use of alternative sites has been fully explored.*

In addition, those Wiltshire Councillors present would ask if it was possible for Wiltshire Council to consider, in its response to the consultation, the potential effects on Corsham Parish. They would also ask if it would be possible to have sight of Wiltshire Council's response to the Consultation in advance of it being submitted.

Drafting and submission of the letter to the Planning Inspectorate was delegated to the Chief Executive and Finance and Planning Officer in consultation with the Chair and Vice Chair of the Council.

PL 34/24 Proposed Reforms to the National Planning Policy Framework and Other Changes to the Planning System

The Government consultation on Proposed Reforms to the National Planning Policy Framework and Other Changes to the Planning System can be accessed via - <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system>

Comments must be submitted by 24 September 2024.

Resolved: to defer this item until the Planning Meeting on 18 September.

The meeting commenced at 7.00pm and closed at 8.08pm. There were two members of the public present at the start of the meeting and none at the end. There was one member of the public present online.

CHAIR

DATE

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