



Box Parish Council

28th September 2026

MINUTES OF THE PLANNING COMMITTEE 24TH SEPTEMBER 2026 HELD AT THE BOX PAVILION AT 6.30PM

Councillors Present:

Cllr S Roche (Chair)
Cllr N Botterill
Cllr D Celerier
Cllr R Davies
Cllr R Leach
Cllr P Suchley
Cllr T Walton

Clerk – S Vickery

1. **Apologies** for absence were received from Cllrs R Duncan and R Haslett.
2. **Declaration of interests** relating to items on the Agenda. Nil.
3. **Public Question Time.** There was one member of the public present, a member from Colerne Parish Council.
4. **Minutes of the Previous Meeting.** The minutes of the Planning Committee dated 27th August 2026 were submitted and agreed.
5. **Planning Applications** to consider:

Reference:	PL/2026/04995 – Householder planning permission
Site Location:	Stonetiles, Bulls Lane, Box, Corsham, SN13 8JR
Proposal:	A roof extension to the side. A garden annex building onto existing swimming pool wall.
Applicant Name:	Mrs Dan Li
Officer Name:	Gemma Thorp
Respond By:	24 September 2026

Resolved: No Objection – to be an ancillary building.

Reference:	PL/2026/05378 – Notification of proposed works to trees in a conservation area
Site Location:	THE BUNGALOW, DITTERIDGE, BOX, CORSHAM, SN13 8QF
Proposal:	T1 Taxus Baccata – Fell. T2 Acer Campestre – Raise canopy up to a height of 3m and reduce remaining canopy by up to 2m to manage the trees size/growth.
Applicant Name:	Mr Mark Baker
Officer Name:	Caroline Gamble
Respond By:	17 September 2026

Resolved: There were 3 votes to 2 (one abstention) in favour of objecting to T1. Harm to AOB and conservation area. The Parish Tree policy was referenced.

There was a unanimous decision on no objection to T2.

Reference:	PL/2026/04989 – Removal/variation of conditions
Site Location:	Grove Farm, Box Hill, Corsham, SN13 8HR
Proposal:	Variation of Condition 7 of 11/02671/FUL to Allow Minor Changes to Approved Windows & Doors
Applicant Name:	Thornapple LLP
Officer Name:	Isobella Wise
Respond By:	24 September 2026

Resolved: No objection.

Reference:	PL/2026/04818 – Householder planning permission
Site Location:	Willow Well, Lower Kingsdown Road, Kingsdown, Corsham, SN13 8BD
Proposal:	Proposed enclosure of external terrace with new double glazed windows.
Applicant Name:	Mr. and Mrs. Chris Jeffrey
Officer Name:	James Webster
Respond By:	22 September 2026

Resolved - No objection

Reference:	PL/2026/04994 - Full planning permission
Site Location:	Blacksmiths Cottage, Pye Corner, Box, SN13 8ED
Proposal:	Conversion of Building (former building) into dwelling (resubmission of PL/2026/02359)
Applicant Name:	BluSkye Property Ltd
Officer Name:	Lucie Turner
Respond By:	23 September 2026

Resolved: No Objection (3rd consideration). Developer apologised for not attending. No Objection. Cllr P Chamberlain is assisting the application process.

Reference:	PL/2026/04601 - Householder planning permission
Site Location:	1 Kingsmoor Cottages, The Ley, Box, Corsham, SN13 8PE
Proposal:	Retrospective application relating to remedial works to the rear garden, including lowering and levelling the garden, removing an unsafe existing retaining structure, constructing a replacement retaining wall, and installing associated drainage and stabilisation works.
Applicant Name:	James Proud-Street
Officer Name:	Rose Fox
Respond By:	9 October 2026

Resolved: No Objection.

Reference:	ACV/2026/00017 - Asset of Community Value
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Site Location:	The Bengal Bear, Box, Corsham SN13 8NJ
Proposal:	Nomination of The Bengal Bear to be listed as an Asset of Community Value.
Applicant Name:	Box Parish Council
Officer Name:	Janine Mead
Respond By:	1 October 2026

Resolved: No Objection. Cllr P Chamberlain and Dr B Mathew MP will write favourably on the application.

6. Planning Decisions to note:

Reference:	PL/2026/00168 - Full planning permission
Site Location:	Hazelbury Manor, Bradford Road, Hawthorn, Corsham, SN13 8HX
Proposal:	Change of use of Hazelbury Manor (Grade I listed), Dower House (Grade I listed) and The Granary (Grade II listed) from mixed used, residential (C3) and agricultural, to hotel use (C1) with ancillary parking.
Applicant Name:	Hazelbury Manor Limited
Officer Name:	Lucie Turner
Decision Date:	27 August 2026
Decision:	Approve with Conditions

Reference:	PL/2026/04123 - Notification of proposed works to trees in a conservation area
Site Location:	6 VALENS TERRACE, BOX, CORSHAM, SN13 8NT
Proposal:	1. Tulip tree approx' (@) 16meters (m), central specimen in rear garden - Reduce (by no more than @3m) & reshape to contain size, thin out canopy by way of removal of selected tertiary branches throughout canopy. Also lift lower canopy & install non-invasive bracing to mitigate weak junctions at point of main trunk/stem division. TULIP TREE NOW TO BE FELLED - SEE PL/2026/04569 2. Mass of shrubs adjacent to item 1 - Remove to open up garden.
Applicant Name:	Cross
Officer Name:	Sue Morgan
Decision Date:	25 August 2026
Decision:	No Objection

Reference:	PL/2026/04569 - Notification of proposed works to trees in a conservation area
Site Location:	6 VALENS TERRACE, BOX, CORSHAM, SN13 8NT
Proposal:	Tulip tree - fell
Applicant Name:	Ms Jane Cross
Officer Name:	Sue Morgan
Decision Date:	1 September 2026
Decision:	No Objection

Reference:	PL/2026/04631 - Biodiversity Gain Plan Discharge of Condition Application
Site Location:	Changing Rooms, Recreation Ground, Leafy Lane, Corsham, SN13 0JT
Proposal:	Biodiversity Gain Plan Discharge of Condition relating to PL/2025/08886.
Applicant Name:	Leafy Lane Playing Fields Ltd
Officer Name:	Simon Smith
Decision Date:	2 September 2026
Decision:	Refuse

It was noted that this application has now been approved.

Reference:	PL/2026/03780 - Removal/variation of conditions
Site Location:	Hillside, Quarry Hill, Box, Corsham, SN13 8LP
Proposal:	Variation of condition 2 (Approved Plans) relating to application PL/2026/01871
Applicant Name:	R Haslett
Officer Name:	Victoria Blackmore
Decision Date:	4 September 2026
Decision:	Approve with Conditions

Reference:	PL/2026/04808 - Notification of proposed works to trees in a conservation area
Site Location:	1 BEAR COTTAGES, HIGH STREET, BOX, CORSHAM, SN13 8NS
Proposal:	T1 - Amelanchier tree - fell
Applicant Name:	Miss Ruth Morrison
Officer Name:	Sue Morgan
Decision Date:	7 September 2026
Decision:	No Objection

One Cllr wished to note the Hazelbury Manor change of use. The Chair explained the greater context and cited a number of conditions with the change of use. The traffic exit on the B3109 remained a significant safety concern.

7. **Planning Appeals / Enforcements** to note: Nil.

8. **Box Parish Neighbourhood Plan (BPNP).**

a. The ongoing development of the Box NP was noted and shortly there will be a Recommendation on Next steps to be considered by Full Council on 24th September 2026.

b. **Wiltshire Local Plan.** The Ctte were briefed by the Cabinet Member for the Local Plan:

Cllr PC introduced Cllr Kymi Cleasby (Wiltshire Local Plan) to talk on the Local Plan. Scoping consultations on the Local Plan are underway and the plan will consider what type of policies, types of homes and the use of brown and green land. Feedback is being summarised. It would be a much quicker process. There is a revised target for housing, which might take many forms.

The Chair asked that the attribution of the development at Rudloe No.2 site is considered.

9. Items of **Correspondence.** Nil

10. Items of report and **future Agenda** items. Nil

11. Date of next meeting – prior to the Buildings Management Committee on 12th October 2026.

Signed and dated by the Chair.....

