



Box Parish Council

22nd July 2026

MINUTES OF THE PLANNING COMMITTEE, MONDAY 20TH JULY 2026 AT BOX PAVILION

Councillors Present:

Cllr S Roche (Chair)
Cllr R Haslett (Vice Chair)
Cllr R Davies
Cllr R Duncan
Cllr R Leach
Cllr T Walton

Clerk – S Vickery

1. **Apologies:** There was one apology, Cllr N Botterill (accepted). The Committee was quorate.
2. **Absence:** Cllr D Celerier and Cllr P Suchley were absent.
3. **Declaration of interests** relating to items on the Agenda. Nil.
4. **Public Question Time.** One member spoke as the agent for Middlehill House – the pool and gym room proposal on the tennis courts. She explained that the proposal will not be commercially available. It has moved from the original site and further away from neighbours. Although Green Belt land the agent felt that an exemption could be granted as this was a proportionate extension and on redeveloped land.
5. **Minutes of the Previous Meeting.** The minutes of the Planning Committee dated 25th June 2026 were read and signed as a true record.
6. **Planning Applications** to consider:

Reference:	PL/2026/03332 - Full planning permission
Site Location:	Building SP2, Corsham Science Park, Park Lane, Corsham, SN13 9FU
Proposal:	Erection of single storey link building between SP3 and SP2 and single storey airlock lobby, installation of external plant decks, fire escape, goods lift, new windows and doors, flues and associated plant and machinery. Relocated parking and refuse and waste areas and associated works.
Applicant Name:	Bath ASU
Officer Name:	Lucie Turner
Respond By:	21 July 2026

No Objection.

Reference:	PL/2026/03973 - Full planning permission
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Site Location:	Spekes, Wadswick, Box, Corsham, SN13 8JD
Proposal:	Demolition of 1no. existing dwelling and construction of replacement dwelling with associated landscaping works.
Applicant Name:	Mr & Mrs Barton
Officer Name:	Lucie Turner
Respond By:	4 August 2026

No Objection

Reference:	PL/2026/03796 - Householder planning permission	
Site Location:	Vernal Orchard, London Road, Box, Corsham, SN13 8NA	
Proposal:	Extension to dwelling by adding one storey; rebuilding conservatory, and associated works	
Applicant Name:	Mr David Cunningham	
Officer Name:	James Webster	
Respond By:	4 August 2026	

No Objection.

Reference:	PL/2026/03424 - Householder planning permission	
Site Location:	Middlehill House, Middlehill, Box, Corsham, SN13 8QS	
Proposal:	Application for the erection of a pool/gym and pool on the area occupied by a tennis court.	
Applicant Name:	Mr and Mrs A and L Butt	
Officer Name:	Gemma Thorp	
Respond By:	7 August 2026	

Objection

Possible over-development in the Green Belt and Conservation Area, plus unnecessary harm habitat in the Green Belt.

The decision went to a Vote. The vote was requested to be listed:

- 2 in favour, Cllrs R Duncan and R Davies.
- 2 abstentions. Cllrs R Haslett and R Leach
- 2 against. Cllrs T Walton and the Chair.

In a tied vote, as per the Standing Orders, the Chair has the casting vote. Therefore the decision is against – Objection.

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. 2. Mass of shrubs adjacent to item 1 - Remove to open up garden.	
Applicant Name:	Cross	
Officer Name:	Sue Morgan	
Respond By:	28 July 2026	

No objection but the condition is clear that the tree should not be felled.

Reference:	PL/2026/03641 - Full planning permission
Site Location:	Wormwood Farm, Wormwood, Box, Corsham, SN13 8JG
Proposal:	Erection of livestock building
Applicant Name:	Neston Home Farm Partnership
Officer Name:	Rose Fox
Respond By:	3 August 2026

Will improve the site. No objection.

7. Planning Decisions were noted.

Reference:	PL/2026/02359 - Full planning permission
Site Location:	Blacksmiths Cottage, Pye Corner, Box, SN13 8ED
Proposal:	Conversion of Building (former blacksmiths) into dwelling (resubmission of PL/2025/05989)
Applicant Name:	BluSkye Property Ltd
Officer Name:	Lucie Turner
Decision Date:	25 June 2026
Decision:	Refuse

Reference:	PL/2026/01419 - Householder planning permission
Site Location:	Byefields, Henley Lane, Box, Corsham, SN13 8EL
Proposal:	Replacement of existing garage with new garage and artist studio, and associated ground remodelling and landscaping to improve access to main house
Applicant Name:	Mr & Mrs Newport-Peace
Officer Name:	Victoria Blackmore
Decision Date:	25 June 2026
Decision:	Approve with Conditions

Reference:	PL/2026/02562 - Householder planning permission
Site Location:	Fernfield, Bradford Road, Hawthorn, Corsham, SN13 0NY
Proposal:	Proposed shed to replace deteriorating existing shed.
Applicant Name:	Mr Paul Emerson
Officer Name:	Gemma Thorp
Decision Date:	29 June 2026
Decision:	Withdrawn by Applicant

Reference:	PL/2025/09915 - Full planning permission
Site Location:	Little Orchard, Lower Kingsdown Road, Kingsdown, Corsham, SN13 8BD
Proposal:	Retrospective full application for erection of one dwelling (not built in accordance with consent ref: 18/10970/FUL) (resubmission of PL/2024/02925)
Applicant Name:	Mr & Mrs Pim & Sheree De Witte
Officer Name:	Rose Fox
Decision Date:	2 July 2026
Decision:	Refuse

Reference:	PL/2026/03342 - Householder planning permission
Site Location:	Kopje, 18 Clydesdale Road, Box, Corsham, SN13 8EN
Proposal:	Front terrace with replacement access steps.
Applicant Name:	Annette Rolliston
Officer Name:	Gemma Thorp
Decision Date:	9 July 2026
Decision:	Approve with Conditions

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

- a. Two recent positive meetings have taken place, our regular meeting with Corsham Town Council's Neighbourhood Planning Steering Group to update each other on the progress with with our respective Neighbourhood Plans. The second meeting was with Wiltshire Council Neighbourhood Planning Team who provided further information and advice to support the BPNPSG in regard to Regulation 14 process.

- b. To note the latest work on Green Space provision – see paper. The GS work was noted.

9. Items of **Correspondence**. Ongoing correspondence has been received from one parishioner ref Soho Grange and a possible misrepresentation by the applicant; this is being monitored.

10. Items of report and **future Agenda** items. Nothing further to report.

11. Date of next meeting – prior to FC on 30th July 2026.

Signed and dated.....