



# Box Parish Council

18<sup>th</sup> November 2025

## **MINUTES OF A MEETING OF THE PLANNING AND CONSERVATION COMMITTEE at 6.30pm ON 17<sup>th</sup> NOVEMBER 2025 AT THE PARISH OFFICE, BOX**

### **1. Councillors Present:**

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

Clerk – S Vickery

### **2. Apologies:** Nil. The Committee was quorate.

### **3. Absence:** Nil.

### **4. Public Question Time:** There were 2 members of the public present, both of whom spoke at the meeting about the Hatt Farm application. Concerns were aired by both members of the public regarding the application, specifically:

- Noise pollution.
- Traffic and parking hazards at a difficult road junction.
- A major development contrary to policy in the SAC and AONB sites within the Parish.

The Chair thanked the public for raising these points.

### **5. Declarations of Interest:** There were no new declarations of interest for this meeting.

### **6. Previous Minutes:** The minutes of the previous Planning Committees held on **30<sup>th</sup> October** were taken as read and signed as a true record.

### **7. Planning Applications** were considered as follows:

|                        |                                                                                                                                                                                                                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reference:</b>      | <a href="#">PL/2025/08271</a> - Full planning permission                                                                                                                                                                                                                                       |
| <b>Site Location:</b>  | Hatt Farm, Old Jockey, Box, Corsham, SN13 8DJ                                                                                                                                                                                                                                                  |
| <b>Proposal:</b>       | Restoration, conversion and redevelopment of existing barn complex and change of use to a wedding venue with ancillary guest accommodation, including formation of new vehicular access, parking areas and associated landscaping works. Use of existing farmhouse as ancillary accommodation. |
| <b>Applicant Name:</b> | Sir James Fuller                                                                                                                                                                                                                                                                               |
| <b>Officer Name:</b>   | Gabrielle Crabtree                                                                                                                                                                                                                                                                             |
| <b>Respond By:</b>     | 24 November 2025                                                                                                                                                                                                                                                                               |

|                       |                                                                   |
|-----------------------|-------------------------------------------------------------------|
| <b>Reference:</b>     | <a href="#">PL/2025/08541</a> - Listed building consent (Alt/Ext) |
| <b>Site Location:</b> | Hatt Farm, Old Jockey, Box, Corsham, SN13 8DJ                     |

|                        |                                                                                                                                                                                                                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b>       | Restoration, conversion and redevelopment of existing barn complex and change of use to a wedding venue with ancillary guest accommodation, including formation of new vehicular access, parking areas and associated landscaping works. Use of existing farmhouse as ancillary accommodation. |
| <b>Applicant Name:</b> | Sir James Fuller                                                                                                                                                                                                                                                                               |
| <b>Officer Name:</b>   | Gabrielle Crabtree                                                                                                                                                                                                                                                                             |
| <b>Respond By:</b>     | 24 November 2025                                                                                                                                                                                                                                                                               |

### **Decision: Objection to both 08271 and 08541**

On the basis that the application is contrary to the policies in the emerging Neighbourhood Plan specifically the protection of the SAC and AoNB sites, the hazards caused by increased traffic and the expected noise pollution.

|                        |                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------|
| <b>Reference:</b>      | <a href="#">PL/2025/08486</a> - Notification of proposed works to trees in a conservation area |
| <b>Site Location:</b>  | LOWER LEAZE, BATH ROAD, BOX, CORSHAM, SN13 8DU                                                 |
| <b>Proposal:</b>       | T1 Walnut tree - Dismantle/fell.                                                               |
| <b>Applicant Name:</b> | Gauntlett                                                                                      |
| <b>Officer Name:</b>   | Caroline Gamble                                                                                |
| <b>Respond By:</b>     | 19 November 2025                                                                               |

### **Decision: No objection.**

|                        |                                                                                                                                                                                                                                                                                                          |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reference:</b>      | <a href="#">PL/2025/08651</a> - Listed building consent (Alt/Ext)                                                                                                                                                                                                                                        |
| <b>Site Location:</b>  | NETHERBY COTTAGE, HAZELBURY HILL, BOX, CORSHAM, SN13 8LB                                                                                                                                                                                                                                                 |
| <b>Proposal:</b>       | Removal of urea foam to underside of roof tiles replacement with modern insulation solution. Restoring 1no. historical window and replacement of 2no. rotting roof light. Internal reworks to second floor including required structural intervention, re-flooring and refinishing of ceiling and walls. |
| <b>Applicant Name:</b> | McCormick                                                                                                                                                                                                                                                                                                |
| <b>Officer Name:</b>   | Guy Benthams-Hill                                                                                                                                                                                                                                                                                        |
| <b>Respond By:</b>     | 4 December 2025                                                                                                                                                                                                                                                                                          |

### **Decision: No objection**

|                        |                                                                                                                                                                                                                                                                                                                    |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reference:</b>      | <a href="#">PL/2025/08745</a> - Listed building consent (Alt/Ext)                                                                                                                                                                                                                                                  |
| <b>Site Location:</b>  | Flat 1 & 2, Springfield House, Church Lane, Box, Corsham, SN13 8NW                                                                                                                                                                                                                                                 |
| <b>Proposal:</b>       | To combine Flat 1 & Flat 2, by providing an accessible doorway in the existing internal partition wall, currently separating the two flats. Additionally, 'block off' existing current entrance doorway into Flat 2, using materials and methods of traditional format to match the fabric of the listed building. |
| <b>Applicant Name:</b> | Miss Sarah Marshall                                                                                                                                                                                                                                                                                                |
| <b>Officer Name:</b>   | Gabrielle Crabtree                                                                                                                                                                                                                                                                                                 |
| <b>Respond By:</b>     | 4 December 2025                                                                                                                                                                                                                                                                                                    |

|                       |                                                                                                                                                                       |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Reference:</b>     | <a href="#">PL/2025/07616</a> - Full planning permission                                                                                                              |
| <b>Site Location:</b> | Flat 1 & 2, Springfield House, Church Lane, Box, Corsham, SN13 8NW                                                                                                    |
| <b>Proposal:</b>      | To combine Flat 1 & Flat 2, by providing an accessible doorway in the existing internal partition wall, currently separating the two flats. Additionally, 'block off' |

|                        |                                                                                                                                              |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
|                        | existing current entrance doorway into Flat 2, using materials and methods of traditional format to match the fabric of the listed building. |
| <b>Applicant Name:</b> | Miss Sarah Marshall                                                                                                                          |
| <b>Officer Name:</b>   | Gabrielle Crabtree                                                                                                                           |
| <b>Respond By:</b>     | 4 December 2025                                                                                                                              |

### Decision - No Objection to both 08745 and 07616

#### 8. Planning Items Determined were noted:

|                        |                                                                 |
|------------------------|-----------------------------------------------------------------|
| <b>Reference:</b>      | <a href="#">PL/2025/07089</a> - Householder planning permission |
| <b>Site Location:</b>  | AMBERWELL HOUSE, BEECH ROAD, BOX HILL, CORSHAM, SN13 8EU        |
| <b>Proposal:</b>       | Conversion of out building into annex                           |
| <b>Applicant Name:</b> | Mr & Mrs Beggs                                                  |
| <b>Officer Name:</b>   | Victoria Blackmore                                              |
| <b>Decision Date:</b>  | 30 October 2025                                                 |
| <b>Decision:</b>       | Approve with Conditions                                         |

|                        |                                                                                                                            |
|------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Reference:</b>      | <a href="#">PL/2025/06513</a> - Householder planning permission                                                            |
| <b>Site Location:</b>  | 5 The Tynings, Box Hill, Corsham, SN13 8HQ                                                                                 |
| <b>Proposal:</b>       | The erection of a single storey rear/side extension, installation of a driveway, and insertion of conservation roof lights |
| <b>Applicant Name:</b> | Mr Doug Celerier                                                                                                           |
| <b>Officer Name:</b>   | Claire Pratt                                                                                                               |
| <b>Decision Date:</b>  | 7 November 2025                                                                                                            |
| <b>Decision:</b>       | Approve with Conditions                                                                                                    |

#### 9. Box Parish Neighbourhood Plan (BPNP).

- a. The Chair explained the requirement to commission a Strategic Environmental Assessment, as required by Wiltshire Council to support the BPNP. She summarised the bids that have been received. The Council Chair explained that budget cover was in place and emphasised why a SEA was required. There was a discussion on incentivisation but this was not taken forward.
- b. The Committee unanimously agreed to accept the Locality bid at £6,440 (excl VAT) and would forward as a recommendation to the Full Council on 27<sup>th</sup> November 2025.

#### 10. Items of **Correspondence**. Nil.

#### 11. Items of report and **future Agenda** items. Nil.

#### 12. Date of next meeting – Prior to Full Council on 27<sup>th</sup> November 2025.

The meeting closed at 6.59pm.

Chair

