



Box Parish Council

19th May 2026

MINUTES OF A MEETING OF THE PLANNING COMMITTEE at 7pm ON 18th MAY 2026 at BOX PAVILION

1. Councillors Present:

Cllr S Roche (Chair)

Cllr R Haslett

Cllr N Botterill

Cllr R Davies

Clerk – S Vickery

2. **Apologies:** Cllrs R Duncan, P Suchley and T Walton sent apologies (accepted). The Committee was quorate.
3. **Absence:** Cllr D Celerier.
4. **Declaration of interests** relating to items on the Agenda. Cllr Botterill wished to acknowledge that he lived very close to the solar farm, application 2026/02584.
5. **Public Question Time.** There were 2 members of the public present. The Proprietor of the Bengal Bear and a resident of Ashley. The Proprietor spoke as follows:
 - a. 12 years as a resident of Box and has been a major part of the Box community.
 - b. He has undertaken significant internal restoration to make a safe site. The landlord has delayed the repair of broken windows and a leaky roof – these have caused operating difficulties. The building is Grade II listed.
 - c. There had been a 3 year delay on the 2nd lease. He does have an option for a rolling lease with a 5 year extension, however the owner has served a Section 25 notice to take back the property. In 2024, the Proprietor offered to purchase the building but this was not accepted.
 - d. Historically, in 2017 there was a withdrawn application to convert the building in to flats.
 - e. A number of residents have advised the Proprietor to seek authority via the Parish Council to become a Asset of Community Value (ACV). He has garnered the names of 300 parishioners to support his case.
 - f. The Committee discussed the merits of supporting the ACV case and agreed that the Bengal Bear was an important amenity in an iconic location and very popular in the Parish. It ought to be afforded some protection and the Proprietor ought to be afforded an opportunity to influence any future sale; the Community would be worse off without the amenity.
 - g. **Recommendation:** the Planning Committee recommended that the Full Council should seek to obtain ACV status for the Bengal Bear (4 votes in favour, nil against and one abstention).

6. **Minutes of the Previous Meeting.** The minutes of the Planning Committee dated 30th April 2026 were submitted and taken as read.

7. **Planning Applications** to consider:

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:	James Webster
Respond By:	2 June 2026

No Objection. Unanimous.

Reference:	PL/2026/02722 - Lawful development: Existing use
Site Location:	Highway Cottage, Quarry Hill, Box, Corsham, SN13 8LP
Proposal:	Use of land, buildings and chattels ancillary to the residential use of Highway Cottage
Applicant Name:	Mr Alex Barton
Officer Name:	Peter Crozier
Respond By:	5 June 2026

No Objection. Unanimous . Cllrs discussed the context and how to interpret the application. Some concern over whether the storage areas would be developed in the future.

Reference:	PL/2026/02743 - Notification of proposed works to trees in a conservation area
Site Location:	MIDDLE HILL HOUSE, MIDDLEHILL, BOX, CORSHAM, SN13 8QS
Proposal:	T1 Cherry tree - Fell. T2 Hornbeam tree - 30% crown reduction. T3 Ash tree - Removal. T4 T5 Silver Birch trees - Fell. T6 Sycamore tree - Fell. T7 T8 Ash trees - Fell. T9 T10 Sycamore trees - Fell.
Applicant Name:	Mr Arif Butt
Officer Name:	Caroline Gamble
Respond By:	21 May 2026

One Cllr gave some on the spot feedback with photographs. The tree surgeon's recommendation made sense. Sympathetic to nesting birds. Although the application contained scant information there were No Objections.

Wiltshire Council Planning Consultation Response	
	Officer's Name: Lucie Turner
	Direct Line:
Application No:	PL/2026/02584 link to Documents
Application Type:	Full planning permission
Proposal:	Installation of 24 ground mounted solar panels
Site Address:	Land Adjacent Wormcliff House, Wormcliff Lane, Kingsdown, SN13 8AR

There was some discussion on whether a small site will encourage multiple other small sites. The application was Deferred to next meeting.

8. Planning Decisions to note:

Reference:	PL/2025/08651 - Listed building consent (Alt/Ext)
Site Location:	NETHERBY COTTAGE, HAZELBURY HILL, BOX, CORSHAM, SN13 8LB
Proposal:	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.
Applicant Name:	McCormick
Officer Name:	Guy Bentham-Hill
Decision Date:	6 May 2026
Decision:	Approve with Conditions

Reference:	PL/2026/01576 - Householder planning permission
Site Location:	Amberwell House, Beech House, Box Hill, Corsham, SN13 8EU
Proposal:	Proposed car port
Applicant Name:	Samuel Beggs
Officer Name:	Victoria Blackmore
Decision Date:	1 May 2026
Decision:	Refuse

Reference:	PL/2026/02127 - Permission in Principle
Site Location:	Hillbrook, Bath Road, Box, Corsham, SN13 8AE
Proposal:	Permission in Principle for Erection of Three Dwellings
Applicant Name:	Charles Tull
Officer Name:	Lucie Turner
Decision Date:	1 May 2026
Decision:	Refuse

Reference:	PL/2026/01279 - Householder planning permission
Site Location:	Hornbeams, Lower Kingsdown Road, Kingsdown, Corsham, SN13 8BD
Proposal:	Two storey side extension and loft works
Applicant Name:	Mr & Mrs Davey
Officer Name:	Rose Fox
Decision Date:	30 April 2026
Decision:	Approve with Conditions

9. Box Parish Neighbourhood Plan (BPNP).

- a. The draft SEA has been received from AECOM and has been reviewed by the Steering Group, it has been returned to AECOM for their further comment.

- b. The chair noted the dates where opportunities had been provided for community engagement with the BPNP Steering Group in the last 6 months; 5th Jan, 14th May and 19th May,

10. Items of **Correspondence**. There was nothing significant to report.

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

- a. Chair attended a training course on Planning with WALC on 11th May.
- b. Clerk to invite Taylor Wimpey and confirm all correspondence. **Action: Clerk**
- c. Highways Working Group takes place on 20th May at 5pm.

12. Date of next meeting – prior to Full Council at 6.45pm on 28th May 2026.

Signed by Chair.....dated