



Box Parish Council

2nd March 2026

MINUTES OF A MEETING OF THE PLANNING COMMITTEE at 7pm ON 26th FEBRUARY 2026 at BOX PAVILION

1. Councillors Present:

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

Clerk – S Vickery

2. **Apologies:** Cllr R Duncan sent apologies (accepted). The Committee was quorate.
3. **Absence:** Nil.
4. **Public Question Time.** There were 9 members of the public present
 - a. One member spoke about the log cabin application at Soho Stud Farm at Ashley, to assist with breeding of foals – potentially a complex process that ideally needs a horse person to assist on site 24/7. The horse persons are currently living off site which makes it difficult to administer the breeding of horses and animal welfare.
 - b. One member wished to speak about the Hazelbury Manor application; he mentioned employment opportunities and estate management and encouraged the Council to consider the application favourably. He mentioned the unique ecology of the area, the bridle ways, the plan for hazel coppicing, clearing ‘muddy bottom’ and the dry-stone wall repairs.
5. **Minutes of the Previous Meeting.** The minutes of the Planning Committee dated 16th February 2026 were taken as read and signed as a true record.
6. **Planning Applications** were considered for 4 applications.

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
Respond By:	19 February 2026

- a. Martyn Thomas from the Steering Group was thanked for a thorough piece of work on the draft response to Wiltshire Council. The new briefing paper matches the Council's concerns. The Clerk confirmed that a reply to the Planning Department on 16th March is acceptable. The Council's concerns mirror those of other conservation bodies.
- b. There is a concern whether Wiltshire Highways have fully noticed the exit on to the busy B3109. This road has a number of high risk areas.
- c. The number of employees was also unclear, whether it was 25 or 100.
- d. Councillors also wanted to convey their enthusiasm for the whole project with a cover letter to the points

Wiltshire Council Planning Consultation Response	
	Officer's Name: Caroline Gamble
	Direct Line: 01225 718220
Application No:	PL/2026/01078 see link 01078
Application Type:	Notification of proposed works to trees in a conservation area
Proposal:	T1 Cherry tree - Reduce to 14 feet and balance the canopy. T2 Cherry tree - Remove. T3 Willow tree - Remove. T4 Horse Chestnut - Remove the remaining limbs to pollard it to 15 feet to leave as a monolith for habitat.
Site Address:	MIDDLEHILL COACH HOUSE, MIDDLEHILL, BOX, CORSHAM, SN13 8QS

RD had visited the site and agreed with the aim of the applicant – this was a reasonable request with due thought. **No Objection.**

Wiltshire Council Planning Consultation Response	
	Officer's Name: Victoria Blackmore
	Direct Line: 01225 716773
Application No:	PL/2026/00535 see link here Coles
Application Type:	Householder planning permission
Proposal:	Proposed internal and external works to an existing dwelling.
Site Address:	Coles Farm, Alcombe, Box, Corsham, SN13 8QL

Good use the pre-app. A through application. **No Objection.**

Wiltshire Council Planning Consultation Response	
	Officer's Name: Lucie Turner
	Direct Line: 0300 345 0114
Application No:	PL/2026/00857 link is here SOHO

Application Type:	Full planning permission
Proposal:	The proposed extension to the existing equestrian barn, the erection of an outdoor riding manège, the siting of a temporary rural worker's dwelling for the period of 3-years, in association with the breeding of horses, and the erection of an enclosure for the muck heap trailer.
Site Address:	Soho Grange Stud, Ashley Lane, Box, Wiltshire, SN13 8AN

Concerned about the barn extension size. Potential to become a dwelling in the Green Belt – anticipated that it might be unlikely to gain Wiltshire County approval. The concept and caravan-like nature of the proposal was understood. Councillors were split in their deliberation. On a vote, there was a majority of 3 to 2 in favour, so No Objection was recorded.

No Objection but size remains a concern.

7. **Planning Decisions** were noted as follows:

Application No:	PL/2026/00201
Site Location:	13 QUEENS SQUARE, BOX, CORSHAM, SN13 8EA
Proposal:	G1 Ash/Pine/Silver Birch - Fell.

Refused

Reference:	PL/2025/06976 - Full planning permission
Site Location:	Land to rear of 1 Pye Corner, Box, SN13 8ED
Proposal:	Polytunnel and Outbuilding
Applicant Name:	Mr David Di Claudio
Officer Name:	Isobella Wise
Decision Date:	9 February 2026
Decision:	Refuse

Reference:	PL/2025/08711 - Householder planning permission
Site Location:	The Cottage, Ashley Studd, Ashley, Box, Corsham, SN13 8AN
Proposal:	The replacement of existing Domestic Storage and Workshop Buildings with a combine Domestic Storage and Workshop Building
Applicant Name:	Ms Jennifer H Jenkins
Officer Name:	Victoria Blackmore
Decision Date:	11 February 2026
Decision:	Approve with Conditions

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

- c. The progress with Locality was noted, who are now on contract to deliver the SEA in 16-20 weeks, approx April 26.

9. Items of **Correspondence**. Nil.

10. Items of report and **future Agenda** items. The Chair reported on a joint meeting with Corsham Town Council on the Pegasus Group’s aspiration to build 170 houses (possibly more with flats) at RAF Rudloe No2 site:

- a. The Fire Station remains.
- b. Pre-App is ongoing.
- c. Concerns on amenities, drainage, office, shops, ecology enhancements, community space and transport concerns.
- d. Time frame was this summer for the application with a 4 year timescale.
- e. 25% affordable housing.
- f. The Pegasus team will brief Box PC in due course.

11. Date of next meeting – Monday 16th March 2026.

Signed and dated by the Chair.....