



# Box Parish Council

17<sup>th</sup> February 2026

## MINUTES OF A MEETING OF THE PLANNING COMMITTEE at 6.30pm ON 16<sup>th</sup> FEBRUARY 2026 at BOX PAVILION

### 1. Councillors Present:

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

Clerk – S Vickery

2. **Apologies:** Cllr R Haslett sent apologies (accepted). The Committee was quorate.

3. **Absence:** Nil.

4. **Public Question Time.** There were 13 members of the Public present. Two members wished to speak about the Hazlebury Manor application.

- a. The 1<sup>st</sup> member was in favour of the application; it would be a big asset for the Parish and visitors.
- b. The 2<sup>nd</sup> member (owner) explained that he has renovated 9 listed buildings, including 3 Grade 1 and 3 x Grade 2, so the PC could have confidence in his experience with historic properties. He had designed and operated hotels in Morocco with wide employment opportunities. There would be 100 employees locally and trained. The Manor was a good layout for hotel use. He was also aware of the history and grounds. It would be a beautiful hotel in the community. Some engagement with the CVW had also begun. The lead CVW also briefed on the scope of some of the work.

5. **Minutes of the Previous Meeting.** To note the minutes of the Planning Committee dated 29<sup>th</sup> January 2026.

6. **Planning Applications** to consider:

<b>Reference:</b>	<a href="#">PL/2026/00168</a> - Full planning permission
<b>Site Location:</b>	Hazelbury Manor, Bradford Road, Hawthorn, Corsham, SN13 8HX
<b>Proposal:</b>	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.
<b>Applicant Name:</b>	Hazelbury Manor Limited
<b>Officer Name:</b>	Lucie Turner
<b>Respond By:</b>	19 February 2026

The Committee were very much in favour, of the proposed development, it was noted the committee had concerns over the lack of environmental study and a Bat survey. There was no evidence of feedback from English Heritage or pre-application engagement with Wiltshire Council.

It was noted that some work had already been undertaken by the CVW, within the grounds of Hazlebury Manor. There is a potential Highways issue, the B3109 exit is potentially very dangerous. Cllrs were concerned about previous RTAs on road.

The Manor representative added context – planning consultants wanted to engage early. There had been a meeting today with the Conservation Officer. A Pre-Application had now been requested and agreed. Surveys have been commissioned, including Bats and the environment.

The Chair emphasised the importance of the ecology and the dangerous road exit. The Council would revert with further questions prior to submission to Wiltshire Council. The Chair noted that it was an exciting development.

**Decision: Postpone until 26<sup>th</sup> Feb 26.**

<b>Application No:</b>	PL/2025/07190 <a href="#">See here</a>
<b>Application Type:</b>	Listed building consent (Alt/Ext)
<b>Proposal:</b>	Internal and external alterations including a new kitchen and utility room extension. New swimming pool and associated external works. New music room, gym and changing room facilities in the existing walled garden.
<b>Site Address:</b>	Middlehill House, Middlehill, Box, Corsham, SN13 8QS
<b>Applicant:</b>	Dr & Mrs Butt

<b>Application No:</b>	PL/2025/06950 <a href="#">see here</a>
<b>Application Type:</b>	Householder planning permission
<b>Proposal:</b>	Internal and external alterations to Middle Hill House, including a new kitchen and utility room extension. New swimming pool and associated external works. New outbuildings. New music room, gym and changing room facilities in the existing walled garden. Repositioning of existing gate piers.
<b>Site Address:</b>	Middlehill House, Middlehill, Box, Corsham, SN13 8QS
<b>Applicant:</b>	Dr & Mrs Butt

Dr Butt explained that he had reduced some of the volume of work in his previous application including not proceeding with the Music Room. Therefore it was agreed that there would be NO OBJECTION.

**7. Planning Decisions that the Committee noted:**

<b>Reference:</b>	<a href="#">PL/2025/09273</a> - Householder planning permission
<b>Site Location:</b>	5 The Tynings, Box Hill, Corsham, SN13 8HQ
<b>Proposal:</b>	Alterations to bathroom roof in conjunction with previously approved rear extension permission (PL/2025/06513)
<b>Applicant Name:</b>	Mr Douglas Celerier
<b>Officer Name:</b>	Victoria Blackmore

<b>Decision Date:</b>	22 January 2026
<b>Decision:</b>	Approve with Conditions

<b>Reference:</b>	<a href="#">PL/2025/09754</a> - Consent to display an advertisement
<b>Site Location:</b>	PLATINUM NISSAN, BATH ROAD, BOX, CORSHAM, SN13 8AE
<b>Proposal:</b>	1 x Small Totem sign with illuminated logo 1 x Boutique customer entrance sign with illuminated logo 1 x Set of Nissan illuminated letters 1 x Set of local illuminated letters Silver fascia none illuminated
<b>Applicant Name:</b>	Mr Paul Mitchell
<b>Officer Name:</b>	Lucie Turner
<b>Decision Date:</b>	21 January 2026
<b>Decision:</b>	Approve with Conditions

<b>Reference:</b>	<a href="#">PL/2025/08873</a> - Full planning permission
<b>Site Location:</b>	Greenfields, Blue Vein, Box, Corsham, SN13 8DQ
<b>Proposal:</b>	Change of use of existing annexe to mixed use for ancillary purposes to Greenfields and for short-term holiday let accommodation.
<b>Applicant Name:</b>	Bernard Stangroom
<b>Officer Name:</b>	Peter Crozier
<b>Decision Date:</b>	21 January 2026
<b>Decision:</b>	Approve with Conditions

<b>Reference:</b>	<a href="#">PL/2025/08881</a> - Householder planning permission
<b>Site Location:</b>	Villa Rose, London Road, Box, Corsham, SN13 8LY
<b>Proposal:</b>	Proposed part single, part two storey rear extension, floor plan redesign and all associated works
<b>Applicant Name:</b>	Craig Morey
<b>Officer Name:</b>	Rose Fox
<b>Decision Date:</b>	30 January 2026
<b>Decision:</b>	Approve with Conditions

<b>Reference:</b>	<a href="#">PL/2025/06774</a> - Listed building consent (Alt/Ext)
<b>Site Location:</b>	THE OLD VICARAGE, CHURCH LANE, BOX, CORSHAM, SN13 8NR
<b>Proposal:</b>	Alterations to ground floor fenestration and internal layout to create utility room and larger kitchen; alterations to first and second floor layouts to provide improved bathroom facilities. Minor adjustments to existing drainage pipes.
<b>Applicant Name:</b>	Mr Martin Spooner
<b>Officer Name:</b>	Guy Bentham-Hill
<b>Decision Date:</b>	4 February 2026
<b>Decision:</b>	Approve with Conditions

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

- a. Progress with Locality, who are now on contract to deliver the SEA in 16-20 weeks, approx April 26 was noted.
  - b. The draft response to the BPNP Action Group was unanimously approved.
- Recommendation.** To be presented to the Full Council on 26<sup>th</sup> Feb 2026.

## 9. Items of Correspondence. There were no items of significant correspondence.

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

11. Date of next meeting – Prior to Full Council on 26<sup>th</sup> February 2026.

**Signed and dated.....Chair**