



Box Parish Council

17th March 2026

MINUTES OF A MEETING OF THE PLANNING COMMITTEE at 7pm ON 16th March 2026 at BOX PAVILION

1. Councillors Present:

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

Cllr P Chamberlain (Unitary Councillor was also present)

Clerk – S Vickery

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

3. **Absence:** Nil.

4. **Declaration of interests** relating to items on the Agenda. Nil

5. **Public Question Time.** There were 4 members of the Public present. One member wished to speak about the recent decision on the Soho Stud Farm at Ashley:

- a. The member of the public raised a concern that the Parish Council (PC) had not acted with due diligence in its lack of opposition to the planning application at Soho Stud Farm. She hoped that the conservation status and planning constraints were paramount and suggested that the PC lacked consistency compared with previous decisions and had ignored parts of their Neighbourhood Plan. She encouraged the PC to redact the 'no objection' comment and thought that future applications in this area should be treated similarly. .
- b. The Chair responded by explaining that correct PC procedures had been followed, the care of horses by rural workers was important and that the applicant had made a persuasive argument.

2. **Minutes of the Previous Meeting.** The minutes of the Planning Committee dated 26th February 2026 were taken as read and signed as a true record.

3. **Planning Applications.** 4 applications were considered:

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

The new transport document was deemed as optimistic given the fact that delivery lorries and construction lorries will have to use the entrance and exit routes onto the B3109 and adjacent to the Wadswick entrance. Wiltshire Council (WC) have been requested to consider the high risk entrance and exits on to the B3109. Additionally the current exit route is a bridle way single track and might not be fit for purpose.

It was estimated that there would be approx 73 x 2-way trips per day in addition to construction traffic during the renovation phase. The number of employees also remains an outstanding question.

Heritage, ecology and archiology aspects seem to be well-managed, however the highways issue (above) remains a concern.

Tree felling on the estate without recourse to a fully formed Conservation Management Plan also remains a concern.

The Committee concluded that the two papers of comments, prepared by the Steering Group, should be sent to the Planning Officer at WC, with the caveat that a third paper was inbound on 27th March listing concerns on road safety and transport. This decision was unanimous.

Reference:	PL/2026/00664 – Householder planning permission
Site Location:	Littlebrook House, 12 The Brownings, Box, Corsham, SN13 8HP
Proposal:	Replace one existing window at the front of the house with a larger window
Applicant Name:	Mrs Kerry Lawrence
Officer Name:	Andrew Thomas
Respond By:	25 March 2026

No objection.

Reference:	PL/2026/00854 – Householder planning permission
Site Location:	5 Mead Villas, High Street, Box, Corsham, SN13 8NJ
Proposal:	Garage conversion, provision of a storage shed, and general landscaping works to rear garden.
Applicant Name:	Slade
Officer Name:	Rose Fox
Respond By:	26 March 2026

There was a discussion about the need for increased parking. As an end terrace there was scope for this project.

No Objection.

Wiltshire Council Planning Consultation Response	
	Officer's Name: Rose Fox
	Direct Line: 01249 706752
Application No:	PL/2026/01279 Link is here
Application Type:	Householder planning permission
Proposal:	Two storey side extension and loft works
Site Address:	Hornbeams, Lower Kingsdown Road, Kingsdown, Corsham, SN13 8BD

A lack of a design & access statement made it difficult to understand. The floor plan is a 39% increase in volume, which the Committee noted.

No Objection.

4. Planning Decisions were noted as follows:

Reference:	PL/2025/04403 - Full planning permission
Site Location:	Merkin Farm, Merkins Farm, Doctors Hill, Wiltshire, SN13 8AS
Proposal:	Change of Use of Existing Agricultural Building to a Separate Dwelling
Applicant Name:	Mrs Tina Johnston
Officer Name:	Isobella Wise
Decision Date:	23 February 2026
Decision:	Refuse

Reference:	PL/2025/08858 - Full planning permission
Site Location:	Driving Range at Kingsdown Golf Club, SN13 8BS
Proposal:	Temporary storage container
Applicant Name:	Miss Gemma Skuse
Officer Name:	Rose Fox
Decision Date:	27 February 2026
Decision:	Approve with Conditions

Reference:	PL/2025/08331 - Householder planning permission
Site Location:	2 Springfield Close, Corsham, SN13 0JP
Proposal:	Removal of existing hedge and replace with 6ft closeboard fencing for privacy and security.
Applicant Name:	Mr Richard Garrett
Officer Name:	Gabrielle Crabtree
Decision Date:	19 February 2026
Decision:	Approve with Conditions

5. Box Parish Neighbourhood Plan (BPNP).

- a. The progress with Locality was noted, who are now on contract to deliver the SEA in 16-20 weeks, approx April 26.
- b. The Response to the Action Group was submitted on 27th February. To date there have been 2 broadly positive replies.

6. Items of **Correspondence**.

- a. There has been multiple emails from one Parishioner questioning the decision on the Soho Stud decision. Already considered at Public Question Time.
- b. Boxfields Road tree felling. One councillor raised the issue of tree felling at Boxfields Road. Ash dieback and road safety had been cited and the Forestry Commission were now aware and investigating further. Councillors did consider some of the felling as egregious.
- c. Mill Lane EIR response.
 - i. The Council has agreed to provide direction to Mill Lane residents by the end of March.
 - ii. Subsidence, access to light, recreation access, and proximity to utilities were the main concerns. It was agreed that professional advice for the first 2 points is required.
 - iii. A surveyor has been **recommended** to undertake the task, cost £770+VAT. The Chair felt it was a fair quote to obtain a fully informed report. The timeframe is guaranteed for the Council meeting on 26th March. **Resolved**.
 - iv. The surveyor will be asked for a snap shot of the impact from an alternative location of some trees.

7. Items of report and **future Agenda** items. Nil.

8. Date of next meeting – Prior to Full Council on 26th March 2026.

The Committee ended at 8pm.

Signed and dated by the Chair.....