
Town Hall, High Street, Corsham, Wiltshire SN13 0EZ

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6 July 2023

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at Corsham Town Hall on Wednesday 12 July 2023 at 7.30pm.

Yours sincerely



David J Martin
CHIEF EXECUTIVE

Press and Public – To observe the meeting online or take part in Agenda Item 2 - Public Question Time and Petitions, please click [here](#) or email dmartin@corsham.gov.uk for instructions.

AGENDA

1. Apologies
2. Public Question Time and Petitions
3. Declarations of Interests

To receive any Declaration(s) of Interest under Corsham Town Council's Code of Conduct issued in accordance with the Localism Act 2011

4. Applications

CHIPPENHAM PARISH

1. [PL/2023/04417](#) Land East of Showell Farm, Showell, Chippenham - Outline Planning Application for up to 450 dwellings, a Local Centre, accommodating uses within classes E (commercial, business and service), C3 (dwellings) and F2 (local community uses), public open space, including natural green space, amenity green space, parks, play space, allotments and community orchard, creation of new vehicular, cycle and pedestrian access (B4528) including emergency access, internal vehicular, cycle

and pedestrian routes, any required diversions to the PROW, drainage infrastructure including attenuation basins, utilities infrastructure, diversion of 33kV overhead electricity transmission line traversing the site and removal of pylon structures, ground remodelling and, safeguarded route for potential future distributor road.

CORSHAM GASTARD WARD

2. [PL/2023/05206](#) Ridgefield Farm, Green Road, The Ridge - Commercial use of former agricultural buildings (Retrospective).

CORSHAM LADBROOK WARD

3. [PL/2023/04041](#) Ivy House, 2 Priory Street - Listed Building Consent - Essential widespread repairs to stonework to the south Priory Street frontage of Ivy House, with associated repairs to the dormer window and old cast-metal rainwater goods.
4. [PL/2023/05126](#) The Corsham School, The Tynings - Erection of plant room to accommodate two biomass boilers and associated works.
5. [PL/2023/05338](#) 10 Pickwick Road - Notification of proposed works to trees in a conservation area - Buddleia tree - canopy reduction of 40% to remove overhanging branches.

CORSHAM NESTON WARD

6. [PL/2023/04856](#) St Philip and St James Church, Wadswick Lane - Notification of proposed works to trees in a conservation area - Conifer tree - Fell.

CORSHAM PICKWICK WARD

7. [PL/2023/04562](#) 3 Waterhole Avenue – Single-storey rear extension together with internal reconfiguration.
8. [PL/2023/04913](#) 34 Brakspear Drive – Single-storey front extension.
9. [PL/2023/04816](#) Land North of Park Lane - Outline planning application for up to 25,000 sqm of employment floorspace (Use Class E) comprising research and development and light industrial units with ancillary offices, with new site access, internal roads and footpaths, car parking, landscaping, drainage features and other associated works and infrastructure.

5. Amended/Additional Plans

CHIPPENHAM PARISH

1. [PL/2022/06908](#) Phase 6, Land at Hunters Moon - Full Planning Application for 61 Dwellings, associated parking, public open space, landscaping, access, drainage works and associated infrastructure.

*Note: Previous plans considered by CTC on 28.09.22.
Decision - Agreed: that the Town Council had no comments on the application.*

6. Decisions

(1) Approvals

CORSHAM GASTARD WARD

1. PL/2023/02599 Lanyon, Thingley - Variation of Condition 2 of PL/2021/08345 - Addition of Velux windows to roof of west elevation and addition of Juliet balcony to south elevation.

CORSHAM LADBROOK WARD

2. PL/2023/03699 79 High Street - Proposed Works to Trees in a Conservation Area - Wild Cherry tree - prune back to give 1.5m clearance to No 77 High Street.
3. PL/2022/07980 80 High Street - Works to a Listed Building - Removal of exterior masonry paint, removal of internal gypsum plaster, alterations to internal doorway and other minor repairs and alterations.
4. PL/2023/02005 8A High Street - Works to a Listed Building -Take down and rebuild unsound brick chimney stack.
5. PL/2023/03970 Ivy House, 2 Priory Street - Proposed Works to Trees in a Conservation Area - Fell the below - Client's request as part of garden design: T001 - Portuguese Laurel. T002 - Common Holly. T003 - Evergreen Magnolia. T004 - Lawson Cypress. T006 - Lawson Cypress. T010 - Lawson Cypress. T013 - Irish Yew. T014 - Irish Yew. T015 - Willow Leaved Pear. T016 - Willow Leaved Pear. T027- Ash. T007 - Purple Cherry Plum. Weak unions and evidence of decay. Reduce stem over drive by 1-2 metres to best growth points. T012. Mulberry - Trifurcated at approximately 1.4 metres with included bark between central and western stem, with further weak unions throughout. Slightly overextending lateral growth. Reduce height and spread by approximately 1.5 metres to good growth points. T018. Walnut - Low crown over footpath. Crown lift to 2.5 metres above

ground level. T020 - Horse Chestnut - Crown thin by 20%. Client's request. T028 – Lime - Dense basal epicormics. Remove basal epicormics to facilitate full inspection.

6. PL/2023/03762 Ivy House, 2 Priory Street - Works to Protected Trees - G002 Yew - Reduce crowns by 2-3m on the property side, by 1m on the roadside and by 1-2m in height. Crown lift to 2.5m above ground level over footpath. T005 Yew - Crown lift over the highway to approximately 2.5 metres over the footpath and 5 metres over the road. Reduce lowest branches over garden by approximately 2 metres.
7. PL/2023/02627 54 Brook Drive – Single-storey front extension.

CORSHAM NESTON WARD

8. PL/2023/01842 The Old Stables, Locks Cross - Removal of existing rear conservatory and conversion of existing integral garage to guest suite accommodation, together with internal layout alteration and replacement of fenestration.

CORSHAM PICKWICK WARD

9. PL/2023/01583 3 Goblins Pit Close - Proposed Single-storey side extension.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

There are none for this meeting.

7. Wiltshire Council Statutory Consultation Draft Wiltshire Design Guide - 4 weeks 3 July – 30 July.

Wiltshire Council is consulting on a Draft Wiltshire Design Guide, which is intended to be a supplementary planning document and has been prepared to support the Wiltshire Core Strategy and the emerging Local Plan.

Consultation documents

The Draft Wiltshire Design Guide and information on how to make comments will be published on 3 July 2023 via the Wiltshire Council website at:

www.wiltshire.gov.uk/article/6110/Wiltshire-Design-Guide

Hard copies of these documents will also be made available during normal opening hours at all libraries and at the three main Wiltshire Council hubs (Monkton Park, Chippenham; County Hall, Trowbridge; Bourne Hill, Salisbury).

How to comment

Comments are invited on the Draft Wiltshire Design Guide for 4 weeks from 3 – 30 July.

Comments can be made:

- Online via Wiltshire Council's consultation portal: <https://consult.wiltshire.gov.uk/portal>
- By emailing designguideconsult@wiltshire.gov.uk and requesting a form which will need to be returned to that email address.
- By post in writing to: Design Guide Consultation, Natural and Historic Environment Service, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire BA14 8JQ.

If responding by post, please use the forms that are available [online](#) and from the libraries and main Council hubs.

Next steps and further information

All comments received during the consultation period will be taken into consideration before the Supplementary Planning Document is finalised and presented to the Cabinet and subsequently Full Council for adoption.

Should you require further information on the consultation, please email: designguideconsult@wiltshire.gov.uk or telephone 01249 706 798.

Details of a webinar and in-person event are on Wiltshire Council's website and at libraries. Please visit the website for the link to the webinar which will be made live prior to the event.

- *For information/comment.*

8. Wiltshire Council Local Plan update

At its meeting on Tuesday 11 July, Cabinet will consider the review of the Wiltshire Local Plan, as this important document approaches the final stages towards adoption.

The Plan will set out the vision and framework for housing, infrastructure and land for employment growth for the next 15 years. Once adopted, all planning applications will be determined against the Plan, making it the most important place-shaping document for Wiltshire.

To help you find out more about what the Local Plan means for Large Villages and Local Service Centres, we have created a factsheet that explains the number of homes that should be planned for through Neighbourhood Plans, how many are already committed to be built, and what you can do if you do not have a Neighbourhood Plan.

[Download the factsheet](#)

[Find out more about the Local Plan and read all the documents](#)

- *For information/comment.*

Councillors' decisions on planning applications are based on the information available to them at the time of the meeting.