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

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18 April 2024

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at Corsham Town Hall on Wednesday 24 April 2024 at **7.00pm**.

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 WITHOUT PARISH

1. [PL/2024/03204](#) Land at SouthPoint Business Park, Patterdown Road - The erection of a new manufacturing and research and development centre, including ancillary offices, production facilities, laboratories, warehousing, ancillary staff facilities, external servicing areas, external area for the storage and internal fit-out of Relocatable Equipment buildings, ancillary test track-bed for static testing of signalling infrastructure equipment and car and cycle parking, together with access, drainage, landscaping and other associated infrastructure (e.g. substation) and works.

CORSHAM GASTARD WARD

2. [PL/2024/02717](#) The Sawmills, c/o Thingley Bridge Cottage, Thingley - Proposed outbuilding and oil tank.
3. [PL/2024/03104](#) Octavian Bonded Warehouse, Goodes Hill - Proposed construction of two-storey extension to the side of the existing offices and single-storey storage building.

CORSHAM LADBROOK WARD

4. [PL/2024/03282](#) 21 Ludmead Road - A ground floor single-storey extension at the rear of the property.
5. [PL/2024/00994](#) The Corsham School, The Tynings - A new multi-use games area (MUGA) with surrounding fence on school playing fields, replacing existing tarmac tennis courts. A geocellular soakaway will be introduced south of the MUGA.

CORSHAM NESTON WARD

6. [PL/2024/03226](#) 32A Moor Green - Notification of proposed works to trees in a conservation area - T1 (Birch) - Mature Birch. Fell. Unfortunately, during the ongoing restoration to the church, the root system has been discovered to be causing damage to the church as can be seen in included photographs.
7. [PL/2024/03390](#) 6 Locks Cross - Notification of proposed works to a tree in a Conservation Area - T1 - Maple tree - pollard to existing pruning points.
8. [PL/2024/00878](#) 3 Moor Barton - Remove conservatory and replace with single-storey brick-build extension with sloping roof.
9. [PL/2024/03688](#) The Old School House, Church Rise - Notification of proposed works to a tree in a Conservation Area - Mature Norway Spruce - Fell to ground level.

CORSHAM PICKWICK WARD

10. [PL/2024/03644](#) Bath Road, Pickwick – Notification of proposed works to trees in a Conservation Area - Remove four Ash/Chestnut trees.

5. Amended/Additional Plans

CORSHAM GASTARD WARD

1. [PL/2023/06302](#) Martins Transport, Linleys - Demolition of existing building and erection of six dwellings and associated works.

Note: Previous plans were considered by CTC on 23.08.23. Decision - Resolved: to object to this proposal.

Corsham Town Council does not object to the principle of development for housing on this brownfield site. The Corsham Neighbourhood Plan on page 9 states 'The Plan proposes housing development that supports the overall aspirations of our community and which is sustainable, in the right places and of good design. This would include a mix and design of properties to suit the ages and needs of all the community. The Plan supports a limited number of small-scale residential developments (of up to 12 houses per village) in the small villages where there is an identified local need. This proposal does not identify or address local need which may well be for smaller affordable dwellings. The Housing section of the Corsham Neighbourhood Plan states on page 39 'In response to the community consultation, the Neighbourhood Plan also supports proposals for small scale schemes in the villages of Gastard and Neston on rural exception sites (Core Policy 44 of the Wiltshire Core Strategy). The rural exception sites will provide up to 100% affordable housing, including housing that will support older village residents wishing to downsize. This would only be acceptable where there is an identified local need...' The Town Council felt that the application should be accompanied by a contamination assessment as the application form states that the site may be on land that is or may be contaminated. The proposal lacked design diversity and did not sit well with the local vernacular. The proposal did not advantage of the opportunity to provide wider community benefits such as allotments. There were also concerns regarding drainage as the path and road often has standing water in this location.

If Wiltshire Council is minded to approve the application the Town Council would ask that there be more certainty that the dry stone walls are retained and that the landscaping scheme be improved and contain more trees.

CORSHAM LADBROOK WARD

2. [PL/2024/03415](#) 27 Post Office Lane - Change of use from storage area over fish and chip shop to C3 residential flat on first floor. (Resubmission of PL/2023/08681)

Note: Previous plans considered by CTC on 15.11.23. Decision - Resolved: to recommend refusal of the application on the grounds that there is insufficient information submitted to be assured that residents of the flat would not be affected by noise and odour from the fish and chip shop below; there are no details provided regarding the storage of waste for the flat; there is no plan showing the extent of the reduced height of the bedrooms due to the roof slope making it difficult to assess the actual space available; covered cycle storage is not included. If Wiltshire Council is minded to approve

the application the Town Council asks that, if possible, a condition be applied so that occupancy of the flat is linked to the business below.

6. Decisions

(1) Approvals

CORSHAM GASTARD WARD

1. PL/2024/02308 7 Lanes End - Proposed Works to Trees in a Conservation Area - T1 - Crown reduce Beech tree by approximately 3m. Crown clean to remove any deadwood and crossing branches. T2 - Crown reduce Beech tree near to Beech hedge by approximately 3m. Crown clean to remove any deadwood and crossing branches. T3 - Crown reduce Purple Leaved Plum tree by approximately 1.5m. T4 - Crown reduce Apple tree on lawn by approximately 1.5m. T5 - Crown reduce x 1 Apple tree near to Laurel shrub by approximately 1.5m.
2. PL/2023/11204 Court Farm, Gastard Lane - The proposal is for a roof to cover an area of slatted yard that lies over an underground slurry channel which captures slurry from the adjacent cubicle housing building.
3. PL/2024/00779 Court Farm, Gastard Lane - Proposed covering of the existing loafing area on the dairy yard.

CORSHAM LADBROOK WARD

4. PL/2023/11136
PL/2024/00273 36 High Street – Householder Application and Listed Building Consent - Exterior alterations. 1. Add garden wall within garden to match rubblestone boundary walls. 2. Add patio terrace as part of landscaping works.
5. PL/2024/01511 The Corsham School, The Tynings - Retrospective application to regularise amendments to planning permission ref: PL/2023/05126: Erection of plant room to accommodate two biomass boilers and associated works.
6. PL/2022/09459
PL/2022/09717 13 High Street – Full Planning Permission and Listed Building Consent - Change of use from bank to boutique hotel with ancillary brasserie style restaurant and retail wine merchant at ground floor, including additional new accommodation at the rear of the building for kitchen and plant rooms, demolition of more recent elements and minor alterations to interior and exterior, together with the remodelling of stone boundary wall and adjacent access stair from service yard at rear to first floor flats of the Martingate Centre also integrating a new enclosure to conceal refuse bins, and the installation of a PV panel array at flat roof over ground and south facing pitched roof over first floors of the Martingate Centre with battery energy storage for the onsite generated electricity.

CORSHAM NESTON WARD

7. PL/2024/03163 Ark Data Centres Ltd, Spring Park, Westwells Road - T1 (T4 of TPO N 194) - Norway Maple tree - fell G12 (G1 of TPO N 194) - 6 x Ash trees – fell.

CORSHAM PICKWICK WARD

8. PL/2024/00623 26 Woodlands - Single-storey rear extension to replace conservatory. New garage door and window.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

There are none for this meeting.

7. Application for a New Premises Licence - Hartham Park, Corsham

The Licensing Authority (Wiltshire Council) has received the *attached* application from Lucent Halo Ltd for a new premises licence at Hartham Park, Corsham, SN13 0RP.

Should you wish to make a representation for or against the application, this must be submitted in writing to the licensing team no later than **30 April 2024**.

- *For information/discussion.*

8. Confirmed Tree Preservation Order

Wiltshire Council has written to notify the Town Council that the below Tree Preservation Order was confirmed on 2 April 2024. Details are:

Beech Tree
The Beeches, Showell, Chippenham, SN15 2NU
Tree Preservation Order – TPO/2023/00022

- *For information.*

9. Lime Down Solar Park

There is a public consultation on Lime Down Solar Park from 14 March – 26 April. Island Green Power is developing proposals for a new solar park and battery energy storage located in North Wiltshire. Further details of the proposal are available – www.limedownsolar.co.uk

- *For discussion*

10. Wiltshire Council Draft Licensing Policy 2024-2029 Consultation

Background

As the Licensing Authority, Wiltshire Council is required, under the Licensing Act 2003, to promote four objectives, namely:

- The prevention of crime and disorder

- Public safety
- The prevention of public nuisance
- The protection of children from harm

The licensing policy sets out how the Council would normally apply its functions under the Licensing Act 2003, particularly when making decisions on relevant applications for premises licences, club premises certificates and temporary event notices.

The Council's current Statement of Licensing Policy came into effect on 10 November 2019 and will cease to have effect on 9 November 2024, and so the Council must be in a position to formally adopt a revised policy from November this year. To satisfy the specific legal requirements set down in the Licensing Act, the Council is required to carry out a consultation process on the proposed Statement of Licensing Policy.

At its meeting on 4 March 2024, the Licensing Committee agreed that a consultation on the Draft Licensing Committee can commence. The committee report can be found at [Licensing Committee Report March 24.pdf \(wiltshire.gov.uk\)](#)

Consultation

The policy must be consulted on with a range of specific stakeholders listed in the Home Office Guidance. This includes licence holders, police, fire and rescue, businesses and residents of the area. The consultation is now open and will run for six weeks with results collected online to make it easier to make comments and analyse results. The consultation can be found at [Draft Licensing Policy 2024-29 consultation](#). Paper copies are also available in Wiltshire Council libraries. You are encouraged to share information on the consultation with anyone in your communities you feel would want to participate. The draft licensing policy can be found at [Statement-of-licensing-policy-Draft 2024-2029.pdf](#).

Next steps

Following the conclusion of the consultation the results will be analysed and the results will be reported back to the Licensing Committee at their meeting in June.

- *For information/comment.*

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