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

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23 March 2023

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at Corsham Town Hall on Wednesday 29 March 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

BOX PARISH

1. [PL/2022/08552](#) Manor Farm, Wadswick, Box - Erection of Agricultural Buildings - Part retrospective.
2. [PL/2022/08662](#) Manor Farm, Wadswick, Box - Change of use of part of agricultural storage building for commercial (B8 Use) – Retrospective.
3. [PL/2022/09284](#) Wadswick Country Store, Manor Farm, Wadswick, Box - Introduction of a new car park with EV charging and widening of the entrance road to the site.

CORSHAM LADBROOK WARD

4. [PL/2023/01671](#) 2 Broadmead - Conversion and extension of existing garage to create annexe to main dwelling.
5. [PL/2023/01953](#) The Stoneyard, Potley Lane - Variation of condition 2 of N.92.0419F (Erection of Replacement Office Gallery and Drawing Office).
6. [PL/2023/01955](#) The Stoneyard, Potley Lane - Variation of condition 2 of N.92.0420F (Erection of Single Building to be used as Studio and Finished Work Store).

CORSHAM NESTON WARD

7. [PL/2023/01056](#)
[PL/2023/01756](#) 4 Bakers Corner – Planning and Listed Building Consent - Replacement of existing gate already granted consent under PL/2022/06813.
8. [PL/2023/01842](#) The Old Stables, Neston, 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.
10. [PL/2023/01794](#) 3 Chestnut Grange - Consent under Tree Preservation Orders - Crown reduction of 30% to London Plane trees T1, T2, T3 (3 Chestnut Grange) and T4 (4 Chestnut Grange) and raise crown approx. 3 metres from ground level for T4. To maintain the health and appearance of large trees in small gardens and to increase light into gardens and houses.
11. [PL/2023/01903](#) 7 Pickwick - Retrospective home office/garden building.
12. [PL/2023/02041](#) 9 Randall Court - Existing porch converted to accessible wc; porch extended to provide draft lobby lost through provision of wc accommodation.

5. Amended/Additional Plans

CORSHAM LADBROOK WARD

1. [PL/2022/07272](#) 2 Charles Street - New dwelling and parking spaces.

Note: Previous plans were considered by CTC on 12 November 2022. Decision - Agreed: to object to the proposal on the grounds that it would represent overdevelopment of the site, being overly large in a visually prominent position; the proposed materials were not in keeping with the Corsham Design Guide or the

properties on Priory Street to which the site is most closely related; concerns regarding overlooking and proximity to existing properties; concerns regarding the access being very close to the junction; that the proposal would provide a lack of amenity space for future occupiers; that there were no details of an identified area for the storage of waste and no details of the sustainable drainage system for the disposal of surface water. There were also concerns that the plans were misleading in terms of available space and that a large tree had been removed from the site.

6. Decisions

(1) Approvals

CORSHAM LADBROOK WARD

1. PL/2023/00802 Southcote, Lacock Road - Proposed Works to a Tree in a Conservation Area - Ash (T1) - Fell.

CORSHAM NESTON WARD

2. PL/2022/02288 The Old Glove Factory, Land Adjacent 25 Brockleaze - Conversion and extension of existing light industrial building into one new dwelling and the erection of five new dwellings, including the rebuilding of a former light industrial building. Demolition of remaining structures; associated landscaping and improvements to existing access.

CORSHAM PICKWICK WARD

3. PL/2022/09566 1 Burlington Place – Single-storey extension to southern side for a utility and mud room, plus extension to existing kitchen and dining area to rear of property.
4. PL/2023/00143 11 Copenacre Way - Change of use of part of garage to home office/hair salon, change garage door to French doors.
5. PL/2023/00942 6 Brakspear Drive - A single-storey front extension and internal alterations.
6. PL/2023/00585 11 Edridge Place - Replacement of existing conservatory with single-storey extension.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

There are none for this meeting.

7. Notification of Enforcement and Planning Appeals - PL/2022/07365 and ENF/2022/00569 - 63 Pickwick Road, Corsham

Our Refs:	PL/2022/07365 and ENF/2022/00569
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TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME:	Mr Tim Stephenson
APPEAL SITE:	63 Pickwick Road, Corsham, SN13 9BS
INSPECTORATE REFERENCE:	APP/Y3940/C/23/3316884 and APP/Y3940/W/23/3314583
APPEAL START DATE:	02 March 2023

I am writing to let you know that appeals have been made to the Planning Inspectorate in respect of the above site.

THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, operational development comprising the erection of rendered cladding on the four exterior walls of the dwelling house within the Land.

The enforcement notice was issued for the following reasons:

- a) It appears to the Council that the above breach of planning control has occurred within the last four years.
- b) The unauthorised development is considered contrary to Core Strategy Policies 57 and 58 of the adopted Wiltshire Core Strategy (2015), Policy HE1 of the adopted Corsham Neighbourhood Plan, and Sections 12 and 16 of the National Planning Policy Framework (July 2021).
- c) The Council do not consider that planning permission should be granted for the unauthorised development because planning conditions could not overcome the objections to the unauthorised development.

The enforcement notice requires the following steps to be taken:

Remove in full the rendered cladding from the four exterior walls of the dwelling house within the Land and restore the four exterior walls to their former condition before the rendered cladding was erected.

The appellant has appealed against the notice on the following grounds:

- (a) That planning permission should be granted for what is alleged in the notice.
- (b) That the breach of control alleged in the enforcement notice has not occurred as a matter of fact.
- (c) That there has not been a breach of planning control.
- (f) The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.
- (g) The time given to comply with the notice is too short.

In addition, the appeal is against the refusal to grant planning permission for: (Retrospective) The installation of cladding to the front elevation of the property, finished in

render. Details of the application, including the Local Authority's refusal, are available to view on the Local Authority's website on the following link quoting reference PL/2022/07365:

[Planning Application: PL/2022/07365 \(wiltshire.gov.uk\)](https://www.wiltshire.gov.uk/planning-application/PL/2022/07365)

Both the above appeals will be decided on the basis of the written representations procedure.

If you wish, you are now able to make written comments on these appeals. These should be sent in to the Planning Inspectorate, Room 3B, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate references, and should be received by **13 April 2023**. Alternatively, representations can be emailed to teame2@planninginspectorate.gov.uk

Any representations received after the deadline will not normally be seen by the Inspector and will be returned.

All comments received will be copied to the appellant and will be taken into account by the Inspector in deciding the appeal. All comments will be available to public inspection should any such request be made.

- *For discussion.*

8. Consultation on Cotswolds National Landscape Draft Revised Neighbourhood Plan Position Statement

The Cotswolds National Landscape Board produces, and periodically updates, position statements on key issues affecting the Cotswolds National Landscape as part of our commitment to the 'conserving and enhancing' purpose of AONB designation.

The primary purpose of the Board's position statements is to expand upon relevant policies in the Cotswolds National Landscape Management Plan. The Board's position statements provide further context, guidance and recommendations in relation to specific planning matters and associated issues. They are not intended to create, dictate or propose new policies.

The Board's officers have produced a draft revised Neighbourhood Planning Position Statement (NPPS) which is attached to this email. The current NPPS can be found on our website ([link](#)) and dates from 2015. Please note that the new Cotswolds AONB Management Plan 2023-2025 will be published shortly and all relevant links within the draft Position Statement will be updated accordingly.

In particular, the Board would be interested in any feedback you may have in response to the following questions:

Does the draft NPPS adequately address Cotswolds National Landscape considerations (e.g. the Board's statutory purposes, outlined at Section 4.0 of the NPPS and its duty to foster the economic and social well-being of people living in the National Landscape)?

Does the draft NPPS help with ensuring that neighbourhood planning groups can adequately address Cotswolds National Landscape considerations?

Does the draft NPPS fulfil the purposes of the Board's Position Statements outlined at Section 2.0?

Does the draft NPPS add value to other guidance that is already available, either from your local authority or other organisations?

Do you have any further comments on the draft NPPS?

Responses to be returned to by Thursday 13 April

- *For discussion.*

9. Chippenham Without Neighbourhood Plan (2023 – 2036) Regulation 16 Consultation

Chippenham Without Parish Council have submitted the draft Chippenham Without Neighbourhood Plan (2022 – 2036) to Wiltshire Council. Wiltshire Council will be coordinating a public consultation on this document between Monday 13 March 2023 and Tuesday 2 May 2023.

The draft Chippenham Without Neighbourhood Plan (2022 – 2036) submission can be viewed and commented on from the [Wiltshire Council consultation portal](#).

Please be aware that documents viewed via the consultation portal may not be available to view with Internet Explorer. Please use an alternative internet web browser such as Google Chrome or Microsoft Edge.

Alternatively you can comment by completing an editable representation form which can be requested from and emailed to neighbourhoodplanning@wiltshire.gov.uk on completion or posted to Neighbourhood Planning at County Hall.

Please ensure that any comments on the Draft Neighbourhood Plan are received by Wiltshire Council no later than 5pm on Tuesday 2 May 2023.

- *For information/comment.*

10. Wiltshire Council Briefing Note 23-08 - Response to National Planning Policy Reforms

Please find *attached* a copy of Briefing Note 23-08 providing the Council's response to the Government's recent consultation on national planning policy reforms.

- *For Information.*

11. Authorisation of cheques and payments – A list will be available at the meeting.

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