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25 January 2024

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at Corsham Town Hall on Wednesday 31 January 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](mailto: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

### CORSHAM GASTARD WARD

1. [PL/2023/11159](#) Land to the West of Travis Perkins Trading Company, Lanes End - Construction of four dwellings and associated works.
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.

## CORSHAM LADBROOK WARD

3. [PL/2023/11136](#)  
[PL/2024/00273](#) 36 High Street – Planning and Listed Building Consent - Proposals relate to exterior works only and cannot be seen from public view. 1. Add garden wall within garden to match rubblestone boundary walls 2. Add patio terrace as part of landscaping works.
4. [PL/2024/00154](#)  
[PL/2024/00463](#) 52 High Street – Planning and Listed Building Consent - Replacement of an existing outbuilding.
5. [PL/2024/00654](#) 14 Arnolds Mead - Vary Condition 2 to PL/2021/04515 (Proposed two bedroom two-storey dwelling with parking space and new access from highway).

*Note: Application 2021/04515 was considered by CTC on 19/05/21. Decision - Resolved: that, subject to the materials used being in keeping with the area and Page 99 of the Corsham Neighbourhood Plan Design Guide, no objection be raised. The variation would change the application from a two bedroom two-storey dwelling to a three bedroom two-storey dwelling.*

## CORSHAM NESTON WARD

6. [PL/2024/00008](#) Unit 2c, Leafield Way, Leafield Industrial Estate - Insertion of Roller Shutter Door to front elevation.

## CORSHAM PICKWICK WARD

7. [PL/2023/11013](#) 12 Chestnut Grange - Erection of a new boundary wall and increasing the height of an existing one within the back garden of an existing domestic dwelling.
8. [PL/2024/00371](#) Beechfield House, Academy Drive - Consent under Tree Preservation Orders - Tree works as per Tree Works Specification attached to the application.
9. [PL/2024/00372](#) Beechfield House, Academy Drive - Consent under Tree Preservation Orders - Tree works as per Tree Works Specification attached to the application.
10. [PL/2024/00623](#) 26 Woodlands – Single-storey rear extension to replace conservatory. New garage door and window.

5. Amended/Additional Plans

There are none for this meeting.

## 6. Decisions

### (1) Approvals

#### **CORSHAM LADBROOK WARD**

1. PL/2023/09100 20 Ludmead Road – First-floor extension over study and dining room and front porch.
2. PL/2023/10102 1A Pound Pill - Proposed Works to Trees in a Conservation Area - T1 Beech tree - Crown reduction by up to 2m. T2, T3 Beech trees – Reduce lateral growth over garden by up to 2.5m.
3. PL/2023/10905 55 Pickwick Road - Proposed Works to Trees in a Conservation Area - T1 - Section fell Apple tree in centre of lawn to as close to ground level as possible. T2 - Section fell Pine tree to as close to ground level as possible.

#### **CORSHAM PICKWICK WARD**

4. PL/2023/10746 Pickwick House, 6 Pickwick - Works to a Protected Tree - T1 Cedar tree - Reduce 5 over-extending branches by 2m-2.5m, T2 Yew tree -Reduce over-extending branches by 2m.
5. PL/2023/10583 Land At Beechfield House, Academy Drive - Proposed Works to Trees in a Conservation Area - T1 Sycamore tree - Fell.
6. PL/2023/09070 Pickwick House, 6 Pickwick - Proposed Works to Trees in a Conservation Area - G3 – Hornbeams trees - Reduce by 2m in height and Reduce branches back to Boundary, T4 – Magnolia tree - Reduce by 1m (30%).
- \* 7. PL/2022/08779  
PL/2022/09033 The Lodge, 6 Cross Keys – Planning and Listed Building Consent - Demolition and replacement of existing garage outbuilding; alterations to existing dwellinghouse including replacement glazing and creation of 1no. remodelled dormer and associated balcony on west elevation.

### (2) Refusals

There are none for this meeting.

### (3) Withdrawn

There are none for this meeting.

## 7. Changes to the National Planning Policy Framework

The government published in December 2023 its delayed new National Planning Policy Framework (NPPF). This sets out the government's planning policies for England and how these should be applied.

The Society for Local Council Clerks has produced a summary of the changes:

- Plan Making – It emphasises that preparing and maintaining up-to-date locally prepared plans (Local Plans, Neighbourhood Plans etc.) is a priority and providing for sufficient housing and other development in a sustainable manner is a main objective of this.
- Calculating Housing Need – It confirms that the standard method for calculating housing need in a local authority is an advisory starting point but adds that exceptional circumstances will be required for using an alternative method. Local authorities with an up-to-date local plan will no longer need to continually show a deliverable five-year housing land supply.
- Housing Land Supply Buffers – The 5% and 10% buffers that can be applied to local authority housing land supply calculations have been removed, but where there is a history of under delivery of housing a 20% buffer may be applied.
- Housing Need – Older people have been added to the list of specific groups for which local authorities must consider meeting their housing need.
- Neighbourhood Plans – Includes some greater protection for them where proposed housing development conflicts with a neighbourhood plan.
- Green Belt – The previous requirement that their boundaries should be reviewed or changed when local plans are being prepared or updated has been replaced by that local authorities may choose to review and alter Green Belt boundaries in exceptional circumstances, with changes made through the plan-making process.
- Affordable Housing/Community-led Development – All references to entry-level housing exception sites or similar have been replaced with community-led developments or similar, (the glossary accompanying the NPPF includes a definition of community-led development, which it is assumed includes town and parish councils). Other text has been amended to encourage community-led development not only in terms of housing.
- Agricultural Land – Emphasises that its availability and quality should be considered when allocating agricultural land for development.
- Density of Development – Significant uplifts in the average density of residential development are inappropriate where it would be wholly out of character with the existing area.
- Design and Local Design Codes – Emphasises the use of local design codes prepared in line with the National Model Design Code as well as beautiful and well-designed places.
- Planning Conditions – They should refer to clear and accurate plans and drawings.
- Energy Efficiency – Significant weight should be given to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic.
- Implementation – Where plans reach pre-submission consultation after 19 March 2024, the policies in the new NPPF will apply. Plans that reach pre-submission consultation on or before this date will be examined under the previous version of the NPPF.

Also,

- Several changes which were proposed in the consultation version of the NPPF have not been carried through into the final one. These include amending the ‘soundness’ test for the preparation of Local and that the past “irresponsible planning behaviour” by applicants could in future be taken into account when determining planning applications.
- There are further consultations to follow including on climate change adaptation and flood-risk management, provision of social homes and electric vehicle charging points.
- The government will be issuing guidance clarifying some aspects of the reforms, for example, it has just issued guidance on where brownfield development in the Green Belt can occur provided the openness of the Green Belt is not harmed.

More information about the revised NPPF, supporting documents and the review process can be found at [National Planning Policy Framework](#).

- *For information/comment.*

8. Government Consultation - <https://www.gov.uk/government/consultations/street-vote-development-orders-consultation/street-vote-development-orders>

This consultation seeks views on the detailed operation of street vote development orders, which will inform the content of regulations using new powers in the Levelling Up and Regeneration Act 2023.

This consultation closes at 11:59pm on 2 February 2024.

- *For information/comment.*

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