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30 September 2021

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held online via MS Teams on Wednesday 6 October 2021 at 7.30pm. To take part in the meeting, click [here](#) or email [kgilby@corsham.gov.uk](mailto:kgilby@corsham.gov.uk) for joining instructions.

Yours sincerely



David J Martin  
CHIEF EXECUTIVE

Press and Public – To observe the meeting online, please click [here](#) or email [kgilby@corsham.gov.uk](mailto:kgilby@corsham.gov.uk) for instructions. If you have any questions or wish to petition the Town Council as per Agenda Item 2, please refer to the guidance on our website (<https://www.corsham.gov.uk/meetings/fullcouncil.php>).

### **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/2021/08476](#) Manor Farm, Wadswick, Box - Conversion of existing barn and adjacent outbuildings for residential use.

## CHIPPENHAM PARISH

2. [21/01463/FUL](#) Phase 5 Land at Hunters Moon - Full Planning Application for residential development, associated parking, public open space, landscaping, access, drainage works and associated infrastructure.

## CORSHAM GASTARD WARD

3. [PL/2021/08617](#) 6 Chapel Hill - T1 section fell Conifer Tree. T2 section fell Conifer hedge.
4. [PL/2021/08345](#) Lanyon, Thingley - Removal of existing containers and erection of two-storey ancillary outbuilding to provide machinery store, garaging and a home office.
5. [PL/2021/06424](#) Court Farm, Gastard Lane - Use of existing holiday lets (Dairy Cottage and Byre Cottage) for flexible use as holiday lets and/or agricultural workers dwellings (retrospective). Demolition of barn and erection of agricultural workers welfare and garage building.

*Note: Previous application PL/2021/06424 was considered by CTC on 4 August 2021 - Court Farm, Gastard Lane - Variation of Condition 10 of N/08/02605/COU (restriction to holiday accommodation only) to allow occupation of Dairy Cottage and Byrd Cottage as holiday accommodation or as agricultural workers accommodation. Demolition of barn and erection of agricultural workers welfare and garaging building.*

*Agreed: that no objection be raised.*

## CORSHAM LADBROOK WARD

6. [PL/2021/08318](#) 1 Potley Lane - Certificate of Lawfulness for the existing use of two self-contained flats.
7. [PL/2021/08409](#) 1 Nursery Gardens – Single-storey front porch extension.
8. [PL/2021/08835](#) Corsham Court - Removal of existing corrugated asbestos cement roof sheets and slate to former boiler lean-to shed building and replacement with new Spanish slate to entire roof area of terrace.
9. [PL/2021/06387](#) 6 Williams Grove - Part two-storey extension, part single-storey extensions to side and rear.

*Note: Previous application PL/2021/06387 was considered by CTC on 4 August 2021 - 6 Williams Grove – Two-storey rear extension.*

*Agreed: that, subject to the proposal meeting Wiltshire Council's parking standards, no objection be raised.*

10. [19/02009/FUL](#)  
[19/02122/LBC](#) Moonlight, 5 High Street - Extract duct to kitchen.

*Note: These applications were previously considered by CTC on 27 March 2019 - Moonlight, 5 High Street – Extract duct to kitchen (retrospective).*

*Resolved: that no objection be raised. Concerns were raised that the extract duct should be checked for noise levels due to its proximity to residential dwellings.*

#### **CORSHAM NESTON WARD**

11. [PL/2021/08407](#) 31 The Stoneworks – Single-storey rear extension.

12. [PL/2021/08734](#) Unit 6, Leaffield Way - Extension and alteration of existing warehouse to provide additional warehouse space, additional staff parking, an extended goods In/Out canopy and amendments to fenestration and doors.

13. [PL/2021/09036](#) 25 Moor Park - Proposed two no. front pitched dormers and rooflight to dwelling.

*Note: Previous application 21/02529/FUL was considered by CTC on 22 April 2021 - 25 Moor Park - Proposed loft conversion with two front pitched dormers and single flat rear roof dormer.*

*Resolved: that in principle no objection be raised subject to Wiltshire Council being satisfied that the proposal will not create unacceptable levels of overlooking. The Town Council felt that the design and materials should be reviewed to be more in keeping with the existing dwelling.*

*The application was subsequently withdrawn.*

#### **CORSHAM PICKWICK WARD**

14. [PL/2021/08219](#) 14 Academy Drive - Replace all current original windows and French patio doors with new A-rated UPVC windows/doors.

15. [PL/2021/08784](#) Lancefield Place - T1 fell eight Ash Trees. T2 fell one Silver Birch Tree. T3 crown lift Beech Tree and 20% reduction. T4 crown lift Thuja tree to 2.5m and crown reshape approximately 25% reduction.

16. [PL/2021/08516](#) 18 Academy Drive - Demolition of rear single-storey lean-to extension and replacement with single-storey extension on same footprint; remodelled front and side doors; internal alterations to facilitate open-plan ground floor living arrangement.

#### **5. Amended/Additional Plans**

There are none for this meeting.

6. Decisions

(1) Approvals

**CORSHAM LADBROOK WARD**

1. PL/2021/06778 Springfield Community Campus, Beechfield Road - Installation of air source pumps.
2. PL/2021/06132 5 Broadstone – Single-storey rear extension. (Reduced size of extension following approval No. 21/01170/FUL).
3. PL/2021/07277  
PL/2021/06562 The Gables, 1 Pickwick Road - Change of use from Retail and Residential to Retail and Sui Generis. Associated works including alteration of internal layout as well as replacement of shopfront.

**CORSHAM NESTON WARD**

4. PL/2021/07230 25 Moor Park - Proposed single-storey rear extension and proposed loft conversion with dormer to rear. Extension materials to match existing dwelling. Dormer materials to match existing (tile hanging to match existing and flat roof).

*Notes: This is for Lawful Development Certificate for a proposed use. CTC considered a previous application on 22.04.21 Decision: Resolved: that in principle no objection be raised subject to Wiltshire Council being satisfied that the proposal will not create unacceptable levels of overlooking. The Town Council felt that the design and materials should be reviewed to be more in keeping with the existing dwelling.*

(2) Refusals

**CORSHAM LADBROOK WARD**

1. PL/2021/05933 36 High Street - Proposed internal secondary glazing.
2. PL/2021/06470 10 Pickwick Road - Proposed external elevation and roof alterations together with replacement of rear conservatory for single-storey rear extension.

(3) Withdrawn

There are none for this meeting.

(4) Void

There are none for this meeting.

## 7. Consultation issued by Ministry of Housing, Communities & Local Government

In March 2020 the Government introduced a number of temporary permitted development rights under planning legislation in response to the Coronavirus pandemic. Some of these rights were introduced to help support business in reopening and provide flexibility to encourage use of outdoor spaces. This includes marquees being put up in pub grounds, to street markets operating all year round. This new consultation, which runs from 5 September 2021 to 14 November 2021, seeks evidence of the impact of the rights as they currently exist in their temporary form, and views on the future of those rights if they were to be made permanent.

The first, and perhaps most important, is the right for the provision of moveable structures within the curtilage of a pub, café, restaurant or historic visitor attraction. The Government suggests a height limit of 4 metres and a size limit of 50% of the footprint of the existing building on site. These temporary rights currently expire on 1 January 2022.

The second permitted development right relates to markets being held by or on behalf of Local Authorities and is currently extended until 23 March 2022. The Government is looking to see whether this right should also be made permanent and/or whether there should be a limit on the number of days that such a market (including moveable structures) could be held. Please note none of these rights nor the consultation relate to requirements under licensing law. The proposals relate only to England, and details can be found [here](#)

The consultation document makes it clear that two other temporary permitted development rights implemented in response to the Coronavirus pandemic are not subject to this consultation. The first, a right allowing pubs, cafés and restaurants to operate as takeaways without needing to apply for change of use, will not be extended beyond 23 March 2022. The Government says this right was in place to support businesses which needed to operate solely as a takeaway due to Coronavirus restrictions as this would usually constitute a change in use under planning law. These venues are able to continue to operate a takeaway as ancillary to their main business in the absence of this right and, as such, the right can fall away. The second is a right which allows for additional days for the temporary use of land for any purpose, doubling the days allowed from 28 to 56 in 2020, and subsequently in 2021. This right expires on 31 December 2021, and it is not proposed to extend the additional days.

In summary the main permitted development right being consulted upon in this new consultation is that permitting moveable structures within the curtilage of a pub, café, restaurant or historic visitor attraction, making it a permanent right.

- *For information/comment.*

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