

**Minutes of the Council (Planning) Meeting held on
Wednesday 12 July 2023**

Present Councillor A Brown (in the Chair)
Councillors S Abbott, J Brook, T Ellis, R Hopkinson, A Mackie,
A White and R Williams.

In Attendance Mrs K Gilby (Finance and Planning Officer)

In Attendance Online Councillor J Roberton.

PL 14/23 Apologies

Apologies were received from Councillors H Belcher OBE, N Farmer,
M Jackson, G McCaffery, A Thomas and G Ward.

PL 15/23 Public Question Time and Petitions

Five members of the public spoke in opposition to application [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. Concerns included that brownfield land should be used first and not a greenfield site; that the application site was in the Rural Green Buffer as defined by the Corsham Neighbourhood Plan; the height and bulk of the proposal would be very visually intrusive; increased traffic; increased light pollution; coalescence of settlements; carbon emissions; road safety concerns near a primary school; the proposal would extend urban sprawl; detrimental to wildlife including protected bat species and would exacerbate existing traffic problems in Park Lane. They all asked the Town Council to recommend refusal of the application.

One member of the public spoke in support of application [PL/2023/04856](#) - St Philip and St James Church, Wadswick Lane - Notification of proposed works to trees in a conservation area - Conifer tree - Fell. He explained that the churchyard was managed to enhance its natural beauty and that the tree proposed to be felled was damaging existing structures in the churchyard. He confirmed that new trees had recently been added to the churchyard. He asked the Town Council to support the application.

PL 16/23 **Declarations of Interest**

Councillor T Ellis declared a pecuniary interest in application [PL/2023/05206](#) - Ridgefield Farm, Green Road, The Ridge - Commercial use of former agricultural buildings (Retrospective) as she lives close to the application site and would be adversely affected by an increase in traffic. She left the room during the discussion and decision on the item.

PL 17/23 **Applications**

CHIPPENHAM PARISH

[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.

Resolved: the Town Council had no comment on the proposal.

CORSHAM GASTARD WARD

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

Resolved: to recommend refusal of the application on the grounds that:

- i) The proposal is in an unsuitable location being serviced by narrow lanes which are unadopted, an increase in traffic caused by the proposal would exacerbate existing flooding problems by Monks Lane Pond and concern that the site is becoming a mini-industrial estate;*
- ii) the application is contrary to Core Policy 48 of the Wiltshire Core Strategy which supports the conversion and re-use of rural buildings where it satisfies a number of criteria. This intensification of use would be contrary to criteria ii) 'The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and iii) 'the building can be served by adequate access and infrastructure' due to its access being via an unadopted road*

and vehicles having to travel down a lane which often floods therefore making it an unsuitable location.

The Town Council is also aware of other enforcement issues within the blue line of the application site such as the non-agricultural occupancy of the dwelling house which are not addressed by this application.

CORSHAM LADBROOK WARD

[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.

Resolved: that no objection be raised.

[PL/2023/05126](#) The Corsham School, The Tynings - Erection of plant room to accommodate two biomass boilers and associated works.

Resolved: that no objection be raised.

[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.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

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

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2023/04562](#) 3 Waterhole Avenue – Single-storey rear extension together with internal reconfiguration.

Resolved: that no objection be raised.

[PL/2023/04913](#) 34 Brakspear Drive – Single-storey front extension.

Resolved: that whilst the Town Council has no objection in principle to an extension on the site that it recommends refusal of this application on the grounds that it would represent overdevelopment; would have a detrimental effect on the street scene and concerns that the proposal would lead to inadequate parking provision on the site.

[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.

Resolved: to object to the application on the grounds that it is contrary to numerous policies in the Corsham Neighbourhood Plan including:

Policy CNP ED1 – ‘Policy CNP ED1–Proposals for development should take into account the Corsham Design Guide and Corsham Batscape Strategy. Applicants must demonstrate how their proposals will: i) take account of the principles and guidance in the Corsham Batscape Strategy to help ensure that their development preserves and, where possible, enhances landscape permeability and connective habitats within the Corsham area (including details of measures to preserve and, where possible, enhance wildlife corridors, especially with regard to foraging areas, priority flight lines and maternity roosts); and ii) be of high-quality design, reflecting the distinctive character and features of the local area (design, scale, materials, colours and proportion respect the prevailing historic context) identified in the Corsham Design Guide and, where possible, result in improvements to existing features that are considered to be detractors.’ The proposal does not take into account either the Corsham Design Guide or the Corsham Batscape Strategy.

Policy CNP E1 – ‘Policy CNP E1 Otherwise acceptable proposals for development which protect and, where possible, enrich the habitat of the protected bat species associated with the Bath and Bradford on Avon Bats Special Area of Conservation (SAC) will be supported. Applicants will need to demonstrate how their proposals would contribute to the delivery of the Corsham Batscape Strategy, including details of measures to preserve and, where possible, enhance wildlife corridors, (especially with regard to foraging areas), priority flight lines and maternity roosts. Proposals that enhance the biodiversity of Corsham will be supported.’ Although limited mitigation measures are proposed, the Corsham Batscape Strategy is not referenced. Policy E1 requires applicants ‘... to demonstrate how their proposals would contribute to the delivery of the Corsham Batscape Strategy, including details of measures to preserve and, where possible, enhance wildlife corridors, (especially with regard to foraging areas), priority flight lines and maternity roosts.’

Policy CNP E5 – Policy CNP E5 ‘5–In the Rural Green Buffer, as defined in Figure 4 (on page 24), approval will not be given for the construction of new buildings which, individually or cumulatively, would lead to the coalescence of settlements.’ The proposal lies within the Rural Green Buffer and would lead to the coalescence of settlements.

The proposal is also contrary to Place Shaping Priorities as identified in the Local Plan Review:

'PSP 1 – Rural Identity – Maintain the separate identities of Corsham from the settlements (Rudloe, Westwells, Gastard and Neston)...

'PSP 3 – Green Infrastructure – Protect, improve and extend the green and blue infrastructure network, including protecting the important habitat for bats ...'

This is reiterated in Policy 12 parts 1 and 3

In addition:

This is a greenfield site and brownfield sites should be used first;

The height and bulk of the proposal would be very visually intrusive;

The site is not allocated for development in the Corsham Neighbourhood Plan, Wiltshire Core Strategy or the Local Plan Review;

The Local Plan Review does not include an allocation for employment land for Corsham;

Pre-application consultation carried out by the applicant was insufficient with both local Councils (Corsham and Box) having to request meetings;

With regard to Annex II species associated with the nearby Bath and Bradford-on-Avon Bats SAC (which is only 550M to the west of the application site at its nearest point), the site is close to the Braydon Forest Direct Migration Route and there is a confirmed flightline across the site (P53 and P54 Corsham Batscape Strategy – Phase 1 Batscape Maps). The proposal includes buildings of up to 13m in height across this flightline;

Road Safety concerns due to increased traffic generated by the development close to a primary school;

Increased traffic in an area which is already congested, especially Park Lane;

Insufficient detail on the other sites considered and why they were disregarded;

Concerns that the jobs created would not be for people who live locally especially as Corsham '...continues to be a net importer of workers...' (Wiltshire Core Strategy, Corsham Area Strategy, Para 5.58);

Increased light pollution and carbon emissions.

Town and Wiltshire Councillor Helen Belcher OBE had called-in the application.

PL 18/23 Amended/Additional Plans

[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.

Resolved: that the Town Council had no comment on the proposal.

PL 19/23

Decisions

(1) Approvals

CORSHAM GASTARD WARD

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

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.

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.

PL/2023/02005 8A High Street - Works to a Listed Building - Take down and rebuild unsound brick chimney stack.

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.

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.

PL/2023/02627 54 Brook Drive - Single-storey front extension.

CORSHAM NESTON WARD

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

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

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 20/23 Wiltshire Council Statutory Consultation Draft Wiltshire Design Guide

A consultation on the Draft Wiltshire Design Guide was currently taking place.

Resolved:

- i) That Councillors were to send any comments on the Draft Wiltshire Design Guide to the Finance and Planning Officer by 20 July 2023*
- ii) to delegate the response to the consultation to the Finance and Planning Officer.*

PL 21/23 Wiltshire Council Local Plan update

Draft Local Plan documents were to be considered by Wiltshire Council at its Cabinet and Council Meetings in July 2023. A public consultation would take place in the autumn.

Councillors were encouraged to read the Draft Local Plan as the Town Council would want to respond to the consultation once it starts.

The meeting commenced at 7.30pm and closed at 8.38pm. There were six members of the public in attendance at the start of the meeting and none at the end.

CHAIRMAN

DATE

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