

**Minutes of the Council (Planning) Meeting held on
Wednesday 13 March 2024**

Present Councillor H Belcher OBE (Chair)
Councillors N Brakspear, J Brook, A Brown, T Ellis, N Farmer,
R Hopkinson, J Robertson, A Thomas, G Ward and R Williams.

In Attendance Mrs K Gilby (Finance and Planning Officer)

PL 106/23 Apologies

Apologies were received from Councillors S Abbott, A Jones, G McCaffrey and A White.

PL 107/23 Public Question Time and Petitions

One member of the public spoke in support of application [PL/2024/01979](#) - Land Opposite Nos 6 And 7, Silver Street - Erection of four residential dwellings, access, footpath extension, landscaping and associated works. She explained that the proposal was very thorough and had considered and addressed areas such as heritage impact, drainage and highways. In her opinion the development would bring benefits for biodiversity and pedestrians and included many sustainable aspects.

One member of the public asked the Town Council to object to application [PL/2024/02251](#)- 11 Ludmead Road – Two-storey extension to replace existing garage and form additional ground floor and first floor accommodation, and provision of new roof over existing flat roof bungalow to form two new bedrooms and partially over new flat roof extension to form master bedroom. Reasons included that the proposal would represent overdevelopment of the site; overly dominant in the street scene; overlooking and overshadowing; contrary to Policy 57 of the Wiltshire Core Strategy and The Corsham Design Guide and lack of appropriate parking provision.

PL 108/23 Declarations of Interest

Councillor H Belcher declared a non-pecuniary interest in application [PL/2024/00228](#) - 9 Randall Court - Revised window proportions to ground floor north elevation as a near neighbour. She remained in the room during the discussion and decision on the item.

Councillor A Brown declared a non-pecuniary interest in application [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, as an occasional employee of the school. He remained in the room during the discussion and decision on the item.

Councillor R Williams declared a non-pecuniary interest in application [PL/2024/01617](#) - 60 Priors Street – Single-storey rear extension, single-storey porch and alterations to existing parking configuration as a near neighbour. She remained in the room during the discussion and decision on the item.

CORSHAM GASTARD WARD

[PL/2024/01979](#) Land Opposite Nos 6 And 7, Silver Street - Erection of four residential dwellings, access, footpath extension, landscaping and associated works.

Resolved: that no objection be raised.

[PL/2024/02308](#) 7 Lanes End - Notification of 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 one Apple tree (near to Laurel shrub) by approximately 1.5m.

Resolved: that no objection be raised.

CORSHAM LADBROOK WARD

[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.

Resolved: that no objection be raised.

[PL/2024/01199](#) 7A Lypiatt Road - Creation of vehicle access to the property.

Resolved: that, subject to the approval of Wiltshire Council Highways, no objection be raised.

[PL/2024/01617](#) 60 Priory Street – Single-storey rear extension, single-storey porch and alterations to existing parking configuration.

Resolved: that no objection be raised.

[PL/2024/02251](#) 11 Ludmead Road – Two-storey extension to replace existing garage and form additional ground floor and first floor accommodation, and provision of new roof over existing flat roof bungalow to form two new bedrooms and partially over new flat roof extension to form master bedroom.

Agreed: to recommend refusal of the application on the grounds that the proposal would represent overdevelopment of the site; was out of keeping with the vicinity; loss of light and privacy to the neighbouring property and was contrary to Core Policy 57 of the Wiltshire Core Strategy and policy CNP HE1 of the Corsham Neighbourhood Plan.

CORSHAM NESTON WARD

[PL/2024/01697](#) 21 Elley Green - Alterations to existing main house including single-storey side extension, conversion of existing room over garage for use as holiday let and associated works.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2024/00228](#) 9 Randall Court - Revised window proportions to ground floor north elevation.

Resolved: that no objection be raised.

[PL/2024/01439](#) Hartham Park, Hartham - Certificate of Lawfulness to seek confirmation that Listed Building Consent N/13/01226/LBC commenced in time and that the development is lawful.

Resolved: that no objection be raised.

[PL/2024/01440](#) Hartham Park, Hartham - Certificate of Lawfulness to seek confirmation that Listed Building Consent 99/02178/LBC commenced in time and that the development is lawful.

Resolved: that no objection be raised.

[PL/2024/01262](#) Land East of Garden Cottage, Hartham - Change of use from Commercial, Business and Service (Use Class E) to tourist accommodation for short-term lets.

Resolved: that no objection be raised.

PL 110/23 Amended/Additional Plans

CHIPPENHAM PARISH

[PL/2023/06727](#) Land at Showell Nurseries, Showell, Chippenham - Amended Plans/Additional Information - Duplicate Reserved Matters Application for Appearance, Landscaping, Layout and Scale for the Erection of 120no. Dwellings, Pursuant to Outline Planning Permission 17/08554/OUT and Previously Approved Reserve Matters Application 20/11654/REM.

Resolved: that the Town Council had no comment.

PL 111/23 Decisions

(1) Approvals

CORSHAM GASTARD WARD

PL/2023/03748 Claremont Residential Home, 1 Linleys - Proposed demolition and extensions to the residential home.

PL/2023/08870
PL/2023/09251 Byde Mill Farm, Thingley - Planning Permission and Listed Building Consent - Install photovoltaic solar panels to south-facing part of existing kitchen roof.

CORSHAM LADBROOK WARD

- PL/2024/01776 Corsham Estate Park, Lacock Road - Horse Chestnut tree - broken – fell.
- PL/2024/01151 Land Rear of 40 High Street - Proposed Works to Trees in a Conservation Area - Lime Tree - Raise lower branches overhanging garden wall by approx.1m

CORSHAM PICKWICK WARD

- PL/2023/10146 6 Penleigh Close - Conversion of, and extensions to, existing garage.
- PL/2024/00021 Garden House, Pickwick - Proposed Works to Trees in a Conservation Area - Fell three Hornbeam (T1, T2, T3) and one Cherry tree (T4); Fig tree (T5) - Prune and remove one limb.

(2) Refusals

CORSHAM NESTON WARD

- PL/2024/00008 Unit 2c, Leafield Way, Leafield Industrial Estate - Insertion of roller shutter door to front elevation.

(3) Withdrawn

There were none for this meeting.

PL 112/23 Chippenham Neighbourhood Plan Decision Statement

A draft plan for Chippenham had been independently examined by Mr Andrew Matheson. Following this examination period the Examiner had submitted his report to Wiltshire Council.

Having considered the examiner's recommendations and the reasons for them, Wiltshire Council concurred with the examiner's view and had decided to make modifications to the draft Chippenham Neighbourhood Plan to ensure that it met legal requirements including the basic conditions as set out in legislation.

Wiltshire Council was satisfied that the Neighbourhood Plan as modified complied with legal requirements and could proceed to referendum.

The referendum would take place on 23 May 2024.

Resolved: That progress with the Chippenham Neighbourhood Plan be noted.

The meeting commenced at 7.00pm and closed at 7.44pm. There were four members of the public present at the start of the meeting and none at the end. There was one member of the public in attendance online.

CHAIR

DATE

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