

**Minutes of the Council (Planning) Meeting held on
Wednesday 13 September 2023**

Present Councillor H Belcher OBE (Chair)
Councillors S Abbott, J Brook, A Brown, T Ellis, N Farmer,
M Jackson, G Ward.

In Attendance Mrs Kirsty Gilby (Finance and Planning Officer)

In Attendance Online Councillor A Thomas

PL 37/23 Apologies

Apologies were received from Councillors R Hopkinson, G McCaffery,
J Roberton, A White and R Williams.

PL 38/23 Public Question Time and Petitions

There were none.

PL 39/23 Declarations of Interest

There were none.

PL 40/23 Applications

CORSHAM GASTARD WARD

[PL/2023/07064](#) 3 Velley Hill - Enlargement of existing ground floor extension
to the rear of the property, erection of second floor extension
to cover the same footprint as the enlarged ground floor area.

Resolved: that no objection be raised.

CORSHAM LADBROOK WARD

[PL/2023/07071](#) 43 Tellcroft Close - Porch extension to front of house.

Resolved: that no objection be raised.

[PL/2023/07218](#) 8 Meriton Avenue - Replacement of existing front porch with
folded canopy, replacement of rear single-storey rear
conservatory extension and store with replacement single-
storey extension. Conversion of existing garage and
improvement of existing landscaping. Provision of
photovoltaic panels.

Resolved: that the Town Council had no objections to the extensions and conversion at the rear of the property. Concerns were raised that the proposed materials for the replacement porch would be out of keeping with the street scene and contrary to the Wiltshire Design Guide.

CORSHAM PICKWICK WARD

[PL/2023/06932](#) 17 Brakspear Drive – Two-storey extension to side of house and retrospective application for works in garden (retaining walls).

Resolved: that whilst the Town Council had no objection in principle to an extension on the site, concerns were raised over the proximity to the neighbouring property. The Town Council also asks that Building Regulations be happy that building over one of the external drains is acceptable.

PL 41/23 Amended/Additional Plans

CHIPPENHAM PARISH

[PL/2023/06727](#) Land at Showell Nurseries, Showell - 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 no objection be raised.

[20/02326/REM](#) Rowden Park, Patterdown Road, Chippenham (Redcliffe Phase 3) - Application (Following Outline Application 14/12118/OUT) for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for the Erection of 191 Dwellings (Phases 3a and 3b), Public Open Space, Play Space and Associated Infrastructure and Landscaping.

Resolved: that no objection be raised.

PL 42/23 Decisions

(1) Approvals

CORSHAM LADBROOK WARD

PL/2023/04041 Ivy House, 2 Priory Street - Works to a Listed Building - 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.

PL/2023/02383 32 Pound Pill - Demolition of the original rear single-storey (presumed former WC), creation of new single-storey rear extension, removal of a window and door and installation of a new single window in the side elevation.

PL/2023/06506 Corsham Court Estate - Proposed Works to Trees in a Conservation Area - 43 x Elm and Ash trees - fell on safety grounds.

CORSHAM PICKWICK WARD

PL/2023/04867 19 Academy Drive - Proposed Works to Trees in a Conservation Area - Pollard Sycamore Tree (T1) located at the back of property. Pollard tree down to top of clematis as Sycamore has outgrown its environment.

PL/2023/06217 Land to East of Portland Rise - Removal of 5m section of hedgerow to facilitate access to field. Hedgerow will be reinstated on completion of works.

PL/2023/01953 The Stoneyard, Potley Lane - Variation of condition 2 of N/92/00419/F ('erection of replacement office gallery and drawing office') to allow the building to be used for mixed E(g) and B8 use.

PL/2023/01955 The Stoneyard, Potley Lane - Variation of condition 2 of N/92/00420/F ('erection of single building to be used as studio and finished work store') to allow the building to be used for mixed E(g) and B8 use.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 43/23 Street naming - The Old Glove Factory, Land Adjacent 25 Brockleaze, Neston.

The Town Council had been asked to suggest a street name for this development.

Resolved: that the names The Glovers and Glove Factory Close be put forward to the developers.

PL 44/23 Government Consultation - Permitted Development Rights

Consultation on additional flexibilities to support housing delivery, the agricultural sector, businesses, high streets and open prisons; and a call for evidence on nature-based solutions, farm efficiency projects and diversification.

Details of the consultation can be found at - <https://www.gov.uk/government/consultations/permitted-development-rights>

The deadline for comments is 25 September 2023.

Resolved: that the response to the consultation be delegated to the Finance and Planning Officer in conjunction with the Chair and Vice-Chair of the Council.

PL 45/23 DLUHC Consultation on Local Plans

Levelling-up and Regeneration Bill: consultation on implementation of plan-making reforms

This consultation seeks views on proposals to implement the parts of the Levelling Up and Regeneration Bill which relate to plan-making, to make plans simpler, faster to prepare and more accessible.

The consultation can be found at -

<https://www.gov.uk/government/consultations/plan-making-reforms-consultation-on-implementation/levelling-up-and-regeneration-bill-consultation-on-implementation-of-plan-making-reforms>

The deadline for comments is 18 October 2023.

The National Association of Local Councils (NALC) is interested in Town and Parish Councils' responses to the consultation and has asked for a copy of our response by 22 September 2023.

Resolved: that the response to the consultation be delegated to the Finance and Planning Officer in conjunction with the Chair, Vice-Chair and Chair of the Neighbourhood Plan Delivery and Monitoring Group.

The meeting commenced at 7.30pm and closed at 7.55pm. There were no members of the public in attendance.

CHAIR

DATE

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