

**Minutes of the Council (Planning) Meeting held on
Wednesday 15 November 2023**

Present Councillor A Brown (In The Chair)
Councillors S Abbott, N Brakspear, J Brook, T Ellis,
R Hopkinson, G Ward and A White.

In Attendance Mrs K Gilby (Finance and Planning Officer)

In Attendance Online Councillors A Mackie and A Thomas.

PL 63/23 Apologies

Apologies were received from Councillors H Belcher OBE, N Farmer, A Jones, J Robertson and R Williams.

PL 64/23 Public Question Time and Petitions

There were none.

PL 65/23 Declarations of Interest

Councillor N Brakspear declared a non-pecuniary interest in application [PL/2023/08624](#) - Manor Barn - Variation of Conditions 2 and 3 relating to PL/2022/08754 to allow change of materials as he owns a neighbouring property. He remained in the room during the discussion and decision on the item.

PL 66/23 Applications

CORSHAM GASTARD WARD

[PL/2023/09225](#) The Old Quarry, Velly Hill - Construct a small wooden stable block and associated hard standings. Change of use to equestrian.

Resolved: that no objection be raised.

[PL/2023/09636](#) The Old House, 4, Westrop - Notification of proposed works to trees in a Conservation Area Cherry tree - deadwood Walnut tree - remove dead branch 2 x Monterey Cypress trees - remove deadwood.

Resolved: that no objection be raised.

CORSHAM LADBROOK WARD

[PL/2023/09046](#) Priory Cottage, 1 Bences Lane - Notification of proposed works to trees in a Conservation Area - T1 - Norway Maple - Reduce leading portion of canopy by 2m to fit remaining canopy. T2 - Poplar - Growing very close to boundary wall with potential to cause future damage - fell. T3 - Pear - Poor form and with poor fruit production – fell.

Resolved: that no objection be raised. If possible the Town Council would appreciate any felled trees being replaced.

[PL/2023/08681](#) 27 Post Office Lane - Change of Use from storage area over fish and chip shop to C3 residential flat on first-floor.

Resolved: to recommend refusal of the application on the grounds that there is insufficient information submitted to be assured that residents of the flat would not be affected by noise and odour from the fish and chip shop below; there are no details provided regarding the storage of waste for the flat; there is no plan showing the extent of the reduced height of the bedrooms due to the roof slope making it difficult to assess the actual space available; covered cycle storage is not included. If Wiltshire Council is minded to approve the application the Town Council asks that, if possible, a condition be applied so that occupancy of the flat is linked to the business below.

[PL/2023/09100](#) 20 Ludmead Road – First-floor extension over garage and dining room and front porch.

Resolved: that no objection be raised.

[PL/2023/09392](#) 4 Erneston Crescent – Single-storey rear extension with internal alterations.

Resolved: that no objection be raised.

[PL/2023/09489](#) Ash Villa, 5 Pound Pill - T1 Liquidambar - Reduce by one third. T2 Norway Maple 'Crimson King' - Reduce back to previous pruning points. T3 Field Maple - Reduce back to previous pruning points. T4 Hornbeam - Reduce and shape by one third.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

[PL/2023/09057](#) 1 Westwells – First-floor extension over garage.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2023/08624](#) Manor Barn - Variation of Conditions 2 and 3 relating to PL/2022/08754 to allow change of materials.

Resolved: that no objection be raised.

[PL/2023/09242](#) 12 Bradford Road - Demolition of existing buildings and the erection of two dwellings, landscaping and associated works.

Resolved: to recommend refusal of the application on the grounds that the proposal represents overdevelopment of the site resulting in a lack of amenity space and insufficient parking provision. The design was also felt to be poor as the detailing is not in keeping with the street scene.

PL 67/23 Amended/Additional Plans

CORSHAM NESTON WARD

[PL/2023/04156](#) 18 Wadswick Lane - Erect replacement garage with PV array.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2022/09033](#) The Lodge, 6 Cross Keys - 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.

Resolved: to object to the proposal on the grounds that design and materials, in particular the timber cladding, are inappropriate for this location as they are out of keeping with the surroundings within the Corsham Conservation Area. The building is one of a set of four lodges (the others being at Rudloe, Hartham House and Hartham) and this application should be considered in this context.

PL 68/23 Decisions

(1) Approvals

BOX PARISH

PL/2022/00776 The Pavilion, Wadswick Green Village - Removal or Variation of a Condition - Variation of condition 18 of 13/07002/FUL Relating to Amended Plans for Village Hall.

CORSHAM GASTARD WARD

PL/2023/06354 Ridgefield Farm, Green Road, The Ridge - Retrospective planning application for the proposed change of use of agricultural land to residential and above ground fish tank.

- PL/2023/06355 Ridgefield Farm, Green Road, The Ridge - Planning application for the proposed mixed use of existing land and caravan to allow its use as a self-contained independent holiday let and for purposes ancillary to the residential use of the dwellinghouse.
- PL/2023/06664 Ashton House, Chapel Knapp - Rear summer room extension and render to external elevations (southeast, northeast and northwest elevations).
- PL/2023/07064 3 Velly 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.

CORSHAM LADBROOK WARD

- PL/2023/07071 43 Tellcroft Close - Porch extension to front of house.
- PL/2023/08012 Walled Garden, Corsham Court - Proposed Works to Trees in a Conservation Area - G1 - Two Beech trees and one Oak tree - fell. G2 - Two Scots Pine trees - fell. T1 - Hazel tree – coppice.
- PL/2023/08014 Rose Garden, Corsham Court - Proposed Works to Trees in a Conservation Area - T1 & T2 - Two Yew trees - raise crown height up to 3.5m.
- PL/2023/08015 Arboretum Field, Corsham Court - Proposed Works to Trees in a Conservation Area - G1 - Three Ash trees - fell. G2 - Four Ash trees - fell. T1 - One Ash tree – fell.
- PL/2023/08019 North Avenue, Corsham Court - Proposed Works to Trees in a Conservation Area G1 - Ash, Hawthorn, Field Maple and Elm trees - fell. T1 – One Ash tree – fell.
- PL/2023/08069 Newlands House, Newlands Road - Proposed Works to Trees in a Conservation Area T1 - Sycamore tree - re-pollard.
- PL/2023/07868 19 Brook Drive - Erection of a single-storey timber garden room.

CORSHAM NESTON WARD

- PL/2023/08425 32A Moor Green - T1 (Ash) - Juvenile twin stemmed Ash very close to historic wall, encroaching on power and com wires - Fell. T2 (Ash) - Semi-mature Ash very close to historic wall, encroaching on power and com wires and adjacent building (Ebenezer Chapel), early signs of ADB present - Fell. T3 (Ash) - Semi-mature Ash adjacent to historic wall, obvious damage has already been caused to wall by close proximity – Fell.

CORSHAM PICKWICK WARD

- * PL/2023/06458 4 Brakspear Drive – Single-storey front extension to garage.
- PL/2023/05933 Corner Cottage, 10 Hudswell Lane - Proposed outbuilding.
- PL/2023/07902 1 Potley Lane - Variation of condition 1 of PL/2023/01431 - Change to approved plans in order to address building regulations approval. "Retention of two-storey building attached to no.1 Potley Lane and use as two self-contained flats with associated works (part retrospective)".

(2) Refusals

CORSHAM GASTARD WARD

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

(3) Withdrawn

There were none for this meeting.

PL 69/23 Enforcement appeal decision - ENF/2021/00417 - Land West of Park Place, Bradford Road, Corsham

Appeal Ref: APP/Y3940/C/22/3300268

Land west of Park Place, Bradford Road, Corsham, Wiltshire

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended. The appeal is made by Mr Tom O'Connor of Redcliffe Homes Limited against an enforcement notice issued by Wiltshire Council.
- The notice, numbered ENF/2021/00417, was issued on 5 May 2022.
- The breach of planning control as alleged in the notice is: Without planning permission, operational development comprising the profiling of the land.
- The requirements of the notice are to: Profile the Land so that its levels are that shown on Sheet 2 of 3 of the attached plan entitled "Topographical Survey" (Drawing No. 12731-500-001)1 and remove all resulting excess material from the Land. For the avoidance of doubt and for clarity the attached plan entitled "Topographical Survey" (Drawing No. 12731-500-001) covers the land shown edged in blue and edged in red on the attached plan entitled "Location Plan" (Drawing No. 3657/203) and includes within it the Land on Sheet 2 of 3.
- The period for compliance with the requirement is four months from the date the notice takes effect.
- The appeal is proceeding on the grounds set out in section 174(2)(a), (f) and (g) of the Town and Country Planning Act 1990 as amended. Since an appeal has been brought on ground (a), an application for planning permission is deemed to have been made under section 177(5) of the Act.

Summary Decision: The appeal is dismissed and the enforcement notice is upheld with corrections and variations in the terms set out in the Formal Decision.

Resolved: that the Enforcement Appeal decision be noted.

Formal Notice of Consultation On The Regulation 14 Stage of the Reviewed Melksham Neighbourhood Plan

In accordance with the requirements of Paragraph 1 of schedule 1 of the Neighbourhood Planning (General) Regulations 2012, the reviewed Melksham Neighbourhood Plan is out for Regulation 14 Consultation from Monday 16 October until Sunday 3 December 2023 for a period of seven weeks.

The draft Plan and associated material is available at:

www.melkshamneighbourhoodplan.org

All representations must be received by either Melksham Town Council or Melksham Without Parish Council no later than midnight on Sunday 3 December 2023. All representations will be publicly available* and will be considered by both Councils in producing the final plan, which will then be submitted to Wiltshire Council for Regulation 16 consultation and Independent Examination.

*(*with personal information redacted). We will share information of who was contacted with Wiltshire Council to enable contact again at the Regulation 16 stage.*

Please address all correspondence to

contact@melkshamneighbourhoodplan.org

Resolved: that the Consultation on the Reviewed Melksham Neighbourhood Plan be noted.

The meeting commenced at 7.30pm and closed at 8.14pm. 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.