

**Notes of the Council (Planning) Meeting held on
Wednesday 19 April 2023**

Present Councillor H Belcher OBE (In the Chair)
Councillors A Brown, T Ellis, R Hopkinson,
M Jackson and A Mackie.

In Attendance Mrs K Gilby (Finance and Planning Officer)

In Attendance Online Councillors J Brook, T Bush, N Farmer and G Ward.

1. Apologies

Apologies were received from Councillors S Abbott, J Robertson, A Thomas, A White and R Williams.

2. Public Question Time and Petitions

One member of the public spoke in relation to application [PL/2023/02592](#) - 11 Ludmead Road – Two-storey extension to replace existing garage and form additional ground floor and first floor accommodation. Provision of new roof over existing flat roof bungalow to form new bedrooms. Existing garage to be demolished. He asked that the Town Council recommend refusal of the application on the grounds that the proposal would represent overdevelopment of the site; would be overly dominant; was out of character for the area; would be contrary to Core Policy 57 of the Wiltshire Core Strategy and guidance contained within the Corsham Design Guide; that the parking provision was inadequate and that the proposal would cause overshadowing and loss of light to the neighbouring property.

3. Declarations of Interest

There were none.

4. Applications

CORSHAM LADBROOK WARD

[PL/2023/02627](#) 54 Brook Drive – Single-storey front extension.

Agreed: that, subject to the colour of the render to be used being in keeping with the host dwelling, no objection be raised.

[PL/2023/02119](#) 5 Porters Mead - Lawful development: Existing use - Certificate of lawfulness for replacement of previous existing timber front door with black UPVC door.

Agreed: that no objection be raised.

[PL/2023/02592](#) 11 Ludmead Road – Two-storey extension to replace existing garage and form additional ground floor and first floor accommodation. Provision of new roof over existing flat roof bungalow to form new bedrooms. Existing garage to be demolished.

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.

MELKSHAM WITHOUT PARISH

[PL/2023/01949](#) Land at Blackmore Farm, Sandridge Common, Melksham - Outline permission with some matters reserved for demolition of agricultural outbuildings and development of up to 650 dwellings; land for primary school; land for mixed-use hub (class E / class F); open space; provision of access infrastructure from Sandridge Common (A3102); and provision of all associated infrastructure necessary to facilitate development of the site (access only).

Note: this application is for information or comment as it is a large proposal which could have an effect on our parish.

Agreed: that the Town Council had no comment on the application.

5. Amended/Additional Plans

CORSHAM PICKWICK WARD

[PL/2023/00891](#) 17 Burn Road - Rear two-storey extension.

Agreed: that no objection be raised.

6. Decisions

(1) Approvals

CORSHAM LADBROOK WARD

PL/2022/00670 4 Oathills - Installation of one external residential air conditioning unit.

* PL/2022/09671 3 Lypiatt Road - Extensions to dwelling.

CORSHAM NESTON WARD

- PL/2023/00516 38C Westwells - Conversion of detached garage into annex accommodation.
- PL/2023/01056 4 Bakers Corner - Replacement of existing gate already granted consent under PL/2022/06813.
- PL/2023/01756

CORSHAM PICKWICK WARD

- PL/2023/01209 18 Academy Drive - Proposed Works to Trees in a Conservation Area - T1 - Crown reduce Bird Cherry tree by approximately 3.5m (30%). Prune nearly to boundary, to suitable growth point, to reduce overhang onto neighbour's property.
- PL/2023/01337 1 Woodlands - Works to a Protected Tree - Fell Ash tree. Showing signs of Die Back (Chalara).

(2) Refusals

There were none for this meeting.

(3) Withdrawn

CORSHAM LADBROOK WARD

- PL/2022/07272 2 Charles Street - New dwelling and parking spaces.

7. Enforcement Appeal Notification - ENF/2021/00925 - Unit 2 Leaffield Industrial Estate, Leaffield Way, CORSHAM - APP/Y3940/C/23/3317573

APPELLANTS NAME: E Sweet Properties Ltd
APPEAL SITE: Unit 2 Leaffield Industrial Estate, Leaffield Way, Corsham
APPEALS START DATE: 15 March 2023
Our Ref: ENF/2021/00925

An appeal has been made to the Planning Inspectorate in respect of the above site.

THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, operational development comprising the erection of a roller shutter door on the southern elevation of the building on the Land.

The enforcement notice was issued for the following reasons:

- a) It appears to the Council that the above breach of planning control has occurred within the last four years.
- b) The unauthorised development is considered contrary to Core Strategy Policy 57 of the adopted Wiltshire Core Strategy (2015), Saved Policy NE18 of the North Wiltshire Local Plan, and paragraphs 130 & 185 of the National Planning Policy Framework (July 2021).
- c) The Council do not consider that planning permission should be granted for the unauthorised development because planning conditions could not overcome the objections to the unauthorised development

The enforcement notice requires the following steps to be taken:

- 1) Remove in full the roller shutter door from the building.
- 2) Block-up the roller shutter door opening with brickwork and mortar to match the existing surrounding brickwork and mortar

TIME FOR COMPLIANCE

Within four months from the date that this Notice takes effect.

The appellant has appealed against the notice on the following grounds:

- (c) That there has not been a breach of planning control (for example because permission has already been granted, or it is "permitted development").
 - (e) The notice was not properly served on everyone with an interest in the land.
- The appeal will be decided on the basis of the written representations procedure.

Agreed: that the Enforcement Appeal Notification be noted.

8. **Open Consultation Environmental Outcomes Report: a new approach to environmental assessment**

This consultation seeks views on a proposed new system of environmental assessment ('Environmental Outcomes Reports') to replace the current EU-derived environmental assessment processes of Strategic Environmental Assessment and Environmental Impact Assessment.

The Levelling Up and Regeneration Bill is seeking powers to implement a new domestic framework for environmental assessment. We are consulting on the use of powers in the Bill and seeking views from stakeholders across environmental assessment regimes. The consultation seeks views on how this new framework could work as a replacement to the existing environmental assessment regimes that have been transposed into domestic law from the Environmental Assessment of Plans and Programmes Directive and the Environmental Impact Assessment Directive.

The consultation mirrors the position in the Levelling Up and Regeneration Bill and is limited to those areas of environmental assessment that fall within the competence of the UK government or where the UK government has historically legislated in areas of devolved competence.

This consultation will last for 12 weeks from 17 March to 9 June 2023.

Agreed: to delegate the drafting of a response, should one be necessary, to the Finance and Planning Officer. The response to be agreed with the Chairman and Vice-Chairman of the Council before being submitted.

The meeting commenced at 7.30pm and closed at 7.57pm. There was one member of the public present 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.