

**Minutes of the Council (Planning) Meeting held on  
Wednesday 21 February 2024**

**Present** Councillor A Brown (In the Chair)  
Councillors N Brakspear, J Brook, N Farmer, R Hopkinson,  
A Jones, A Mackie and G McCaffrey.

**In Attendance** Mrs K Gilby (Finance and Planning Officer)

**In Attendance online** Councillors S Abbott, T Ellis and R Williams.

**PL 97/23 Apologies**

Apologies were received from Councillors H Belcher OBE, J Robertson,  
A Thomas and A White.

**PL 98/23 Public Question Time and Petitions**

One member of the public asked the Town Council to object to application [PL/2024/01281](#) - Land adjacent to 2 Charles Street - New dwelling and parking spaces. Reasons included that the proposal would represent overdevelopment of the site; lack of amenity space for 2 Charles Street and the proposed dwelling; lack of parking provision; overlooking and that the National Planning Policy Framework discourages inappropriate development of residential gardens.

**PL 99/23 Declarations of Interest**

Councillor A Brown declared a non-pecuniary interest in application [PL/2024/00994](#) The Corsham School, The Tynings - A new multi-use games area (MUGA) with surrounding fence on school playing fields, replacing existing tarmac Tennis Courts; a geocellular soakaway will be introduced south of the MUGA - as an occasional employee of the school. He left the room during the discussion and decision on the item. Councillor R Hopkinson chaired the meeting for the item.

Councillor A Jones declared a non-pecuniary interest in the Corsham RFC Premises Licence Variation as a life member of the club and a relative of the current licence holder. He remained in the room during the discussion and decision on the item.

**PL 100/23 Applications**

**CORSHAM GASTARD WARD**

[PL/2024/00779](#) Court Farm, Gastard Lane - Proposed covering of the existing loafing area on the dairy yard.

*Resolved: that no objection be raised.*

## CORSHAM LADBROOK WARD

[PL/2024/00998](#) Priory Lodge, Priory Street - Notification of proposed works to a tree in a Conservation Area - T1 - Conifer tree - 25% crown reduction.

*Resolved: that no objection be raised.*

[PL/2024/00864](#) 2 Meriton Avenue – Single-storey extension to the rear of the 1930's semi-detached property. Extension to have a pitched roof with ridge running front to rear south-most facing side containing four roof windows, external walls to be constructed using reconstituted stone-faced blocks. French doors opening out onto the rear garden.

*Resolved: that no objection be raised. Concerns were raised about the possible loss of a mature tree in the garden.*

[PL/2024/00889](#) 5 Alexander Terrace - Notification of proposed works to a tree in a Conservation Area - T1 - Large Eucalyptus - Fell.

*Resolved: that no objection be raised. The Town Council asked that, if possible, the tree be replaced with a more suitable species.*

[PL/2024/00994](#) The Corsham School, The Tynings - A new multi-use games area (MUGA) with surrounding fence on school playing fields, replacing existing tarmac tennis courts. A geocellular soakaway will be introduced south of the MUGA.

*Resolved: to support the application.*

[PL/2024/01000](#) 10 Pickwick Road - Removal of conservatory. Construction of rear, single-storey extension.

*Resolved: that no objection be raised.*

[PL/2024/01151](#) Land to the rear of 40 High Street - Notification of proposed works to a tree in a Conservation Area - Lime Tree - raise lower branches overhanging garden wall by approx.1m.

*Resolved: that no objection be raised.*

[PL/2024/01281](#) Land adjacent to 2 Charles Street - New dwelling and parking spaces.

*Resolved: that the Town Council had no objection, in principle, subject to the plans being amended to accord with Wiltshire Council's Parking Standards.*

## CORSHAM NESTON WARD

[PL/2024/00722](#) 15 Pitts Croft - The construction of a single-storey timber-clad, contemporary garden building to be used as a multi-use entertainment space.

*Resolved: that no objection be raised.*

[PL/2024/00822](#) 5 Nethermore, Church Rise - Installation of Velux roof lights into garage roof.

*Resolved: that no objection be raised.*

## CORSHAM PICKWICK WARD

[PL/2024/00638](#) 23 Pickwick - Notification of proposed works to trees in a Conservation Area - Birch (T1) - Reduce crown to previous reduction points. Walnut (T2) - Reduce limbs that extend towards the main road to previous reduction points. Cotoneaster (T3) - Reduce crown by 2/3m.

*Resolved: that no objection be raised.*

[PL/2024/00912](#) 36A Park Lane - Consent under Tree Preservation Orders - T11 and T12 - Two London Plane trees - 30% crown reduction to reduce height and spread.

*Resolved: that no objection be raised.*

### PL 101/23 Amended/Additional Plans

There were none for this meeting.

### PL 102/23 Decisions

(1) Approvals

## CORSHAM GASTARD WARD

PL/2023/11205 Court Farm, Gastard Lane - Prior Notification – Building - General store and straw shed, open on three sides and enclosed on southern elevation - Prior Approval Not Required.

PL/2023/05388 Lanes End Farm, 4 Lanes End - Use of agricultural land for stationing of Airstream caravan for tourist accommodation.

## CORSHAM LADBROOK WARD

PL/2023/10998 The Rectory, Newlands Road - Proposed Works to Trees in a Conservation Area - H1 - Conifer hedge. Overgrown. Cut lateral spread back to boundary on neighbours' side as encroaching on neighbours' property.

PL/2023/09392 4 Erneston Crescent – Single-storey rear extension with internal alterations.

## **CORSHAM NESTON WARD**

PL/2023/09057 1 Westwells – First-floor extension over garage.

## **CORSHAM PICKWICK WARD**

- PL/2022/05778 Lancefield Studios, Lancefield Place - Retrospective application for small shed.
- PL/2023/02760 Lancefield Place - Change of Use: part of building from office to C3 residential.
- PL/2023/11212 1 Chestnut Grange - Works to a Protected Tree – Two London Plane trees - 30% crown reduction.
- PL/2023/10807 9 Brewer Mews - Lawful Development Certificate for a Proposed Use - Proposed single-storey side extension to existing two-storey detached dwelling.
- PL/2023/09441 3 Field House, Pickwick - Erection of fence to rear of property.
- PL/2023/10076 3 Cottle Mead - Placement of a permanent base and erection of mobility scooter storage shed.

(2) Refusals

## **CORSHAM GASTARD WARD**

- PL/2023/06977 Lanyon, Thingley - Erection of two-storey ancillary outbuilding to provide machinery store, garaging and a home office (part retrospective).

(3) Withdrawn

## **CORSHAM LADBROOK WARD**

- PL/2023/10253 7, 8, 9 and 10 Church Street - Works to a Listed Building - Strip and re-lay the stone tiled portion of the roofs above terrace of cottages comprising 7, 8, 9 and 10 Church Street.
- PL/2024/00330 Littlecombe, 7 Pound Pill - Works to a Listed Building - Demolition of redundant concrete block-work chimney on eaves of rear north elevation of property and making good to double Roman tiles roof.
- 19/03152/OUT Peacock Grove (land adjacent to) Brook Drive - Outline planning application for the erection of up to 27 dwellings following the demolition of 2 No. existing dwellings and an attached domestic garage, and associated access and landscaping works.

20/04367/REM Peacock Grove, Brook Drive - Erection of 29 Dwellings Following the Demolition of 6 No. Existing Dwellings and Associated Works Pursuant to Outline Planning Permission 15/11544/OUT.

**PL 103/23 Corsham RFC Premises Licence Variation**

The licensing authority has received an application to vary the Premises Licence for Corsham Rugby Football Club, Westrop, Corsham, SN13 9QG.

The closing date for any representations was 5 March 2024.

*Resolved: that the Town Council had no objection to the variation of the Premises Licence for Corsham Rugby Football Club.*

**PL 104/23 Tree Preservation Order**

Land South of Dicketts Road  
Tree Preservation Order – TPO/2024/00004

Under the terms of the Town and Country Planning (Trees) regulations 2012, Wiltshire Council is notifying Corsham Town Council that Wiltshire Council made the above Tree Preservation Order which took effect, on a provisional basis, on 30 January 2024.

This follows the Town Council's consideration of planning application [PL/2023/10560](#) - Land South of Dicketts Road - Outline planning permission: Some matters reserved - Outline planning permission for the development of up to 24 dwellings and associated works with all matters reserved except for access. An extract from the Minutes refers to the trees -  
*'...that Wiltshire Council's Arboricultural Officer be asked to review the arboricultural assessment and consider whether TPOs should be placed on the most valuable trees on the site (T2, T4, T8 and T16)...'*

The trees covered by the TPO are an Oak, a Field Maple and a Blue Atlas Cedar.

*Resolved: That the Tree Preservation Order be noted.*

**PL 105/23 Planning and Enforcement Appeal Decisions - PL/2022/07365 & ENF/2022/00569 - 63 Pickwick Road, Corsham**

**Appeal A Ref: APP/Y3940/C/23/3316884  
63 Pickwick Road, Corsham, Wiltshire SN13 9BS**

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended. The appeal is made by Mr Tim Stephenson against an enforcement notice issued by Wiltshire Council.
- The notice, numbered ENF/2022/00569, was issued on 1 February 2023.
- The breach of planning control as alleged in the notice is: Without planning permission, operational development comprising the erection of rendered cladding on the four exterior walls of the dwelling house within the Land. The dwelling house within the Land is annotated with a blue circle on the attached plan entitled "Notice Plan"1.

- The requirements of the notice are to:
- Remove in full the rendered cladding from the four exterior walls of the dwelling house within the Land and restore the four exterior walls to their former condition before the rendered cladding was erected.
- The attached documents<sup>2</sup> entitled 'Notice Photographs 1', 'Notice Photographs 2' and 'Notice Photographs 3' show the rendered cladding of the dwelling house within the Land in three chronological stages of erection.
- The period for compliance with the requirements is six months from the date the notice takes effect.
- The appeal is proceeding on the grounds set out in section 174(2)(a), (b), (c), (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, planning permission is refused and the enforcement notice is corrected and upheld.**

**Appeal B Ref: APP/Y3940/W/23/3314583  
63 Pickwick Road, Wiltshire, Corsham SN13 9BS**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Tim Stephenson against the decision of Wiltshire Council.
- The application Ref PL/2022/07365, dated 20 September 2022, was refused by notice dated 28 November 2022.
- The development proposed is: the installation of cladding to the front elevation of the property, finished in render.

**Summary Decision: The appeal is dismissed.**

The appellant and Council applications for awards of costs are refused.

*Note: The Corsham Design Guide and one of our Neighbourhood Plan Policies are mentioned in the Appeal Decisions.*

*Resolved: that the Appeal Decisions be noted.*

The meeting commenced at 7.00pm and closed at 7.47pm. There was one member 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.

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CHAIR

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DATE

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