

**Minutes of the Council (Planning) Meeting held on  
Wednesday 21 June 2023**

**Present** Councillor H Belcher OBE (Chair)  
Councillors S Abbott, N Brakspear, J Brook, A Brown, T Ellis,  
M Jackson, G McCaffery and A Thomas.

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

**In Attendance Online** Councillor N Farmer.

**PL 07/23 Apologies**

Apologies were received from Councillors R Hopkinson, J Robertson, G Ward, A White and R Williams.

**PL 08/23 Public Question Time and Petitions**

There were none.

**PL 09/23 Declarations of Interest**

Councillor S Abbott declared a non-pecuniary interest in application [PL/2023/04416](#) - Pickwick Cottage, 17 Pickwick - Notification of proposed works to trees in a Conservation Area - T1 Ash tree - Pollard down to a height of 12ft, as an acquaintance of the applicant. He remained in the room during the discussion and decision on the item.

Councillor N Farmer declared a non-pecuniary interest in applications [PL/2023/03894](#) and [PL/2023/04188](#) - 36 High Street – Planning and Listed Building Consent – 1. Reinstate known historic door opening in place of 20<sup>th</sup>-century window. 2. Remove existing floor within interior above kitchen, add new kitchen and second floor above with new staircase and adjustments as shown. 3. Replace window glass with vacuum glazing. 4. Single-storey extension to east of main house. 5. Repair works to structurally unsound garden walls, separately listed gazebo, and introduction of new garden walls, as an acquaintance of the applicant. He remained in the room during the discussion and decision on the item.

Councillor N Brakspear declared a non-pecuniary interest in applications [PL/2023/03894](#) and [PL/2023/04188](#) - 36 High Street – Planning and Listed Building Consent – 1. Reinstate known historic door opening in place of 20<sup>th</sup>-century window. 2. Remove existing floor within interior above kitchen, add new kitchen and second floor above with new staircase and adjustments as shown. 3. Replace window glass with vacuum glazing. 4. Single-storey extension to east of main house. 5. Repair works to structurally unsound garden walls, separately listed gazebo, and introduction of new garden walls, as his father had been involved with design work on the property some time ago. He remained in the room during the discussion and decision on the item.

**CHIPPENHAM PARISH**

[PL/2023/04417](#)

Land East of Showell Farm, Showell, Chippenham - Outline Planning Application for up to 450 dwellings, a Local Centre, accommodating uses within classes E (commercial, business and service), C3 (dwellings) and F2 (local community uses), public open space, including natural green space, amenity green space, parks, play space, allotments and community orchard, creation of new vehicular, cycle and pedestrian access (B4528) including emergency access, internal vehicular, cycle and pedestrian routes, any required diversions to the PROW, drainage infrastructure including attenuation basins, utilities infrastructure, diversion of 33kV overhead electricity transmission line traversing the site and removal of pylon structures, ground remodelling and safeguarded route for potential future distributor road.

*Resolved: to defer this item until the next Council (Planning) Meeting.*

**CORSHAM GASTARD WARD**

[PL/2023/03908](#)

Gateway on land south of Chapel Knapp on the B3353 – Re-opening of an agricultural gateway.

*Resolved: that no objection be raised.*

[PL/2023/04002](#)

13 Coppershell - Proposed rear and side single-storey extensions to main dwelling; conversion and extension of existing garage to provide ancillary accommodation. Proposed timber garden storage building to front garden area.

*Resolved: that, subject to a condition to ensure use remains ancillary to that of the main dwelling, that the proposal meets Wiltshire Council's parking standards and that there is deemed to be sufficient access down the side of the property, no objection be raised.*

**CORSHAM LADBROOK WARD**

[PL/2023/03894](#)  
[PL/2023/04188](#)

36 High Street – Planning and Listed Building Consent –  
1. Reinstate known historic door opening in place of 20<sup>th</sup>-century window. 2. Remove existing floor within interior above kitchen, add new kitchen and second floor above with new staircase and adjustments as shown. 3. Replace window glass with vacuum glazing. 4. Single-storey extension to east of main house. 5. Repair works to structurally unsound garden walls, separately listed gazebo, and introduction of new garden walls.

*Resolved: that, subject to the approval of Wiltshire Council's Conservation Officer especially in relation to the removal of the staircase, no objection be raised. Some concerns were raised that the design of the rear elevation was not sympathetic to the host dwelling and the height of the roof lantern could obscure some of the building features.*

## CORSHAM NESTON WARD

[PL/2023/04156](#)  
[PL/2023/04386](#) 18 Wadswick Lane – Planning and Listed building Consent - Sympathetic replacement of existing garage outbuilding which will allow for the construction of a small single-storey extension.

*Resolved: that whilst the Town Council had no objection to the proposal, concerns were raised that some of the intended materials were not in keeping with the host dwelling, namely the terracotta tiles for the garage and the timber cladding for the extension.*

## CORSHAM PICKWICK WARD

[PL/2023/04221](#) 3 Academy Drive - Consent under Tree Preservation Orders - T1 - Holm oak - crown reduction by 2.5m nearest suitable growth point. Thin crown by 30% due to dense epicormic growth. T2 - Holm oak - crown reduction by 2m or nearest suitable growth point. Thin crown by 30% due to dense epicormic growth.

*Resolved: that, subject to the usual requirements regarding not disturbing nesting birds, no objection be raised.*

[PL/2023/04222](#) 3 Academy Drive - Consent under Tree Preservation Orders - T1 and 2 Limes – re-pollard trees and reduce height of pollard points by 3.5m.

*Resolved: that, subject to the usual requirements regarding not disturbing nesting birds, no objection be raised.*

[PL/2023/04223](#) 3 Academy Drive - Consent under Tree Preservation Orders - T1 Pine tree - Fell.

*Resolved: that, subject to the usual requirements regarding not disturbing nesting birds, no objection be raised.*

[PL/2023/04380](#) 1 Field House - Notification of proposed works to trees in a Conservation Area - Removal of saplings, small trees and vegetation along front boundary.

*Resolved: that, subject to the usual requirements regarding not disturbing nesting birds, no objection be raised.*

[PL/2023/04416](#) Pickwick Cottage, 17 Pickwick - Notification of proposed works to trees in a Conservation Area - T1 Ash tree - Pollard down to a height of 12 ft.

*Resolved: that, subject to the usual requirements regarding not disturbing nesting birds, no objection be raised.*

PL 11/23

### Amended/Additional Plans

There were none for this meeting.

## (1) Approvals

**CORSHAM LADBROOK WARD**

- PL/2023/01671 2 Broadmead - Conversion and extension of existing garage to create annexe to main dwelling.
- PL/2023/03195 30 Prospect - Proposed first floor extension, single-storey extensions and alterations.
- PL/2023/02758 42 Light Close - Side and rear extension.
- PL/2022/08915 16 Cross Keys - Planning and Listed Building Consent -  
PL/2022/09076 Alterations to an existing ground floor extension of a listed building to form self-contained accommodation.

**CORSHAM PICKWICK WARD**

- PL/2023/02255 6 Blossom Drive - Proposed single-storey rear extension.
- PL/2021/11917 Land adjacent to Park Lane, Corsham (Between Groundstone Way and Hartham Park Quarry) - Erection of workshop and office building and installation of associated forecourt and parking area. Creation of new vehicular access from Park Lane. Erection of security fencing with planting to site perimeter. Erection of lower fencing to remainder of site with access from Groundstone Way to create community allotments.

## (2) Refusals

There are none for this meeting.

## (3) Withdrawn

**CORSHAM LADBROOK WARD**

- PL/2023/02373 38 High Street - Works to a Listed Building - Internal alterations to remove the stud wall in reception to create a larger reception area for patients. The addition of stud wall to separate the current kitchen into two spaces. The addition of a downstairs toilet with a soil pipe low level through external back wall.

**PL 13/23 Wiltshire Council Briefing Note No. 23-15 – Five-Year Housing Land Supply and Housing Delivery Test – A copy of the Briefing Note is *attached*.**

*Resolved: that Wiltshire Council Briefing Note No. 23-15 be noted. Councillor H Belcher would query with Wiltshire Council the steps being taken to rectify the lack of a five-year housing land supply including whether anything can be done to discourage land-banking.*

The meeting commenced at 7.30pm and closed at 8.10pm. There were no members of the public in attendance.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

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