

**Minutes of the Council (Planning) Meeting held on
Wednesday 23 August 2023**

Present Councillor H Belcher OBE (Chair)
Councillors S Abbott, N Brakspear, A Brown, T Ellis,
N Farmer, R Hopkinson, G Ward, A White and R Williams.

In Attendance Mrs Kirsty Gilby (Finance and Planning Officer)

In Attendance Online Councillors T Bush and A Thomas

PL 30/23 Apologies

Apologies were received from Councillors J Brook, M Jackson, A Mackie, G McCaffery and J Roberton.

PL 31/23 Public Question Time and Petitions

There were none.

PL 32/23 Declarations of Interest

Councillor T Ellis declared a non-pecuniary interest in application - [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, as a nearby resident. She remained in the room during the discussion and decision on the item.

Councillor T Ellis declared a non-pecuniary interest in application - [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, as a nearby resident. She remained in the room during the discussion and decision on the item.

Councillor N Farmer declared a non-pecuniary interest in application - [PL/2023/06242](#) Land to the rear of 42 High Street - Certificate of lawfulness for confirmation that the planning permission 18/06537/FUL has been secured in perpetuity, as a nearby resident. He remained in the room during the discussion and decision on the item.

Councillor S Abbott declared a non-pecuniary interest in application - [PL/2023/06776](#) Ivy House, 2 Priory Street - Notification of proposed works to a tree in a conservation area - T008-Purple Cherry Plum (*Prunus cerasifera* 'Pissardi') Fell. Client's request, as a nearby resident. He remained in the room during the discussion and decision on the item.

CORSHAM GASTARD WARD

[PL/2023/06302](#) Martins Transport, Linleys - Demolition of existing building and erection of 7 dwellings and associated works.

Resolved: to object to this proposal.

Corsham Town Council does not object to the principle of development for housing on this brownfield site. The Corsham Neighbourhood Plan on page 9 states 'The Plan proposes housing development that supports the overall aspirations of our community and which is sustainable, in the right places and of good design. This would include a mix and design of properties to suit the ages and needs of all the community. The Plan supports a limited number of small-scale residential developments (of up to 12 houses per village) in the small villages where there is an identified local need. This proposal does not identify or address local need which may well be for smaller affordable dwellings. The Housing section of the Corsham Neighbourhood Plan states on page 39 'In response to the community consultation, the Neighbourhood Plan also supports proposals for small scale schemes in the villages of Gastard and Neston on rural exception sites (Core Policy 44 of the Wiltshire Core Strategy). The rural exception sites will provide up to 100% affordable housing, including housing that will support older village residents wishing to downsize. This would only be acceptable where there is an identified local need...'

The Town Council felt that the application should be accompanied by a contamination assessment as the application form states that the site may be on land that is or may be contaminated. The proposal lacked design diversity and did not sit well with the local vernacular. The proposal did not advantage of the opportunity to provide wider community benefits such as allotments. There were also concerns regarding drainage as the path and road often has standing water in this location.

If Wiltshire Council is minded to approve the application the Town Council would ask that there be more certainty that the dry stone walls are retained and that the landscaping scheme be improved and contain more trees.

[PL/2023/06664](#) Ashton House, Chapel Knapp - Rear summer room extension.

Resolved: to support the application.

[PL/2023/06675](#) Hudds Cottage, 12, Westrop - Notification of proposed works to trees in a conservation area - Yew tree - remove one stem.

Resolved: that no objection be raised.

[PL/2023/06740](#) 24 Gastard Lane - Notification of proposed works to trees in a conservation area - Two Lawson Cypress trees - Reduce by 1 metre in height and reduce lateral growth by 2 metres. Mature Lime tree - Reduce by approximately 4 metres in height and radial spread by 3 metres.

Resolved: that no objection be raised.

[PL/2023/06720](#) 2 Lanes End - Replacement of an existing garden shed with a new Garden Room.

Resolved: that no objection be raised.

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

Resolved: to object to the increase in the height of the building on the grounds that it should be built in accordance with the approved plans as the proposal was already very imposing. If Wiltshire Council is minded to approve the application the Town Council would ask that a condition be added ensure that use of the outbuilding is limited to that which is ancillary to the main dwelling.

[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.

Resolved: that no objection be raised.

[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.

Resolved: that no objection be raised.

CORSHAM LADBROOK WARD

[PL/2023/06242](#) Land to the rear of 42 High Street - Certificate of lawfulness for confirmation that the planning permission 18/06537/FUL has been secured in perpetuity.

Resolved: that whilst the Town Council has no objection to an extension of time to allow the proposal to be

accomplished that this should be limited to a further three years.

[PL/2023/06506](#) Corsham Court Estate - Notification of proposed works to trees in a conservation area – 43No. Elm and Ash trees - fell on safety grounds.

Resolved: that no objection be raised. The Town Council asks that replacement trees be planted where possible.

[PL/2023/06683](#) The Grove, Pickwick Road - Notification of proposed works to trees in a conservation area - (8) - London Plane tree - limb reduction (9) - Yew tree - fell (11) - Elm tree - fell (13) - Lime tree – fell.

Resolved: that no objection be raised. The Town Council asks that replacement trees be planted where possible.

[PL/2023/06705](#) St Bartholomew's Church - Notification of proposed works to trees in a conservation area - Elder tree - pollard away from wall.

Resolved: that the Corsham Town Council application be noted.

[PL/2023/06776](#) Ivy House, 2 Priory Street - Notification of proposed works to a tree in a conservation area - T008-Purple Cherry Plum (Prunus cerasifera 'Pissardi') Fell. Client's request.

Resolved: that no objection be raised. The Town Council would like to draw the relevant Officer's attention to the fact that this is the third application for tree works on this site in the past few months.

[PL/2023/06674](#) Cheltenham Cottage, 1 Cross Keys - Notification of proposed works to trees in a conservation area - 4 x Ash trees - fell 1 x Larch tree - fell 1 x Horse Chestnut tree – deadwood.

Resolved: that no objection be raised. The Town Council asks that replacement trees be planted where possible.

CORSHAM PICKWICK WARD

[PL/2023/06217](#) Land to East of Portland Rise - Hedgerow removal notice - Removal of a 5m section of hedgerow to facilitate access to a field in order to carry out site investigation boreholes for a future sewer installation. The hedgerow will be reinstated on completion.

Resolved: that no objection be raised.

[PL/2023/06458](#) 4 Brakspear Drive – Single-storey front extension to garage.

Resolved: that whilst the Town Council has no objection in principle to an extension on the site that it recommends refusal of this application on the grounds that it would represent overdevelopment; would have a detrimental effect on the street scene and concerns that the proposal could lead to inadequate parking provision on the site.

PL 34/23 Amended/Additional Plans

There were none for this meeting.

PL 35/23 Decisions

(1) Approvals

CORSHAM GASTARD WARD

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.

CORSHAM LADBROOK WARD

PL/2023/05338 10 Pickwick Road - Proposed Works to Trees in a Conservation Area - Buddleia tree - canopy reduction of 40% to remove overhanging branches.

PL/2023/03737 The Bungalow, 87a Pickwick Road - Removal of existing PVC cladded porch. Partial raise of property roof in line with the rest of the property. Existing grey concrete tiles to be reused. Increase height of garage wall (West) to support new roof. Reconstituted Bath Stone proposed as per existing. New external doors and window in-way of existing. Internal modernisation, including improved open plan living, accessibility, WC and cupboard.

PL/2022/02280 The Studio, The Stone Yard, Potley Lane - Temporary two-year planning permission for the erection of a building for use as sculptor's workshop.

CORSHAM NESTON WARD

PL/2023/04856 St Philip And St James Church, Wadswick Lane - Proposed Works to Trees in a Conservation Area - Conifer tree - Fell.

CORSHAM PICKWICK WARD

PL/2023/01431 1 Potley Lane - 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

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 36/23 Draft Chippenham Neighbourhood Plan (2023 – 2038)

Wiltshire Council was co-ordinating a public consultation on the Chippenham Neighbourhood Plan between Monday 24 July 2023 and Tuesday 5 September 2023.

Resolved:

To delegate the wording of a response to the consultation to the Finance and Planning Officer in consultation with the Chair and Vice Chair of the Town Council.

The meeting commenced at 7.30pm and closed at 8.45pm. 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.