

**Minutes of the Council (Planning) Meeting held on
Wednesday 29 March 2023**

Present Councillor S Abbott (Chairman)
Councillors H Belcher OBE, J Brook, A Brown, R Hopkinson,
M Jackson, A Mackie, G Ward and R Williams.

In Attendance Mrs K Gilby (Finance and Planning Officer)

In Attendance Online Councillors T Bush and A Thomas.

PL 43/22 Apologies

Apologies were received from Councillors N Farmer, G McCaffery, J Roberton, and A White.

PL 44/22 Public Question Time and Petitions

One member of the public spoke in relation to amended application [PL/2022/07272](#) - 2 Charles Street - New dwelling and parking spaces. 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 large in a prominent position; that the proposed materials are unclear; loss of light to neighbouring properties; highway safety and that a previously approved application to extend the existing dwelling has already taken some of the available amenity space and that this proposal would lead to a lack of amenity space for both the occupiers of the existing dwelling and the proposed dwelling. He also felt that the amended plans were inconsistent and unclear with regard to the red line change of position and what was proposed with the existing lean-to.

PL 45/22 Declarations of Interest

Councillor S Abbott declared a non-pecuniary interest in applications [PL/2022/08552](#), [PL/2022/08662](#), [PL/2022/09284](#) at Manor Farm Wadswick as an acquaintance of the applicant's family. Councillor H Belcher Chaired the meeting for these items. Councillor S Abbott remained in the room during the discussion and decisions on the items but did not participate.

Councillor H Belcher declared a non-pecuniary interest in application [PL/2023/01583](#) - 3 Goblins Pit Close - Proposed single-storey side extension as an acquaintance of the applicants. She withdrew from the room during the discussion and decision on the item.

Councillor H Belcher declared a non-pecuniary interest in application [PL/2023/02041](#) - 9 Randall Court - Existing porch converted to accessible wc; porch extended to provide draft lobby lost through provision of wc accommodation as the application site can be seen from her property. She withdrew from the room during the discussion and decision on the item.

PL 46/22 Applications

BOX PARISH

[PL/2022/08552](#) Manor Farm, Wadswick, Box - Erection of Agricultural Buildings - Part retrospective.

Resolved: that no objection be raised

[PL/2022/08662](#) Manor Farm, Wadswick, Box - Change of use of part of agricultural storage building for commercial (B8 Use) – Retrospective.

Resolved: that no objection be raised

[PL/2022/09284](#) Wadswick Country Store, Manor Farm, Wadswick, Box - Introduction of a new car park with EV charging and widening of the entrance road to the site.

Resolved: that, subject to the concerns of Wiltshire Council's Landscape Officer being satisfactorily addressed, no objection be raised

CORSHAM LADBROOK WARD

[PL/2023/01671](#) 2 Broadmead - Conversion and extension of existing garage to create annexe to main dwelling.

Resolved: that no objection be raised

[PL/2023/01953](#) The Stonyard, Potley Lane - Variation of condition 2 of N.92.0419F (Erection of Replacement Office Gallery and Drawing Office).

Resolved: that the application be noted.

[PL/2023/01955](#) The Stonyard, Potley Lane - Variation of condition 2 of N.92.0420F (Erection of Single Building to be used as Studio and Finished Work Store).

Resolved: that the application be noted.

CORSHAM NESTON WARD

[PL/2023/01056](#)
[PL/2023/01756](#) 4 Bakers Corner – Planning and Listed Building Consent - Replacement of existing gate already granted consent under PL/2022/06813.

Resolved: that no objection be raised

[PL/2023/01842](#) The Old Stables, Neston, Locks Cross - Removal of existing rear conservatory and conversion of existing integral garage to guest suite accommodation, together with internal layout alteration and replacement of fenestration.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2023/01583](#) 3 Goblins Pit Close - Proposed single-storey side extension.

Resolved: that no objection be raised

[PL/2023/01794](#) 3 Chestnut Grange - Consent under Tree Preservation Orders - Crown reduction of 30% to London Plane trees T1, T2, T3 (3 Chestnut Grange) and T4 (4 Chestnut Grange) and raise crown approx. 3 metres from ground level for T4. To maintain the health and appearance of large trees in small gardens and to increase light into gardens and houses.

Resolved: that no objection be raised

[PL/2023/01903](#) 7 Pickwick - Retrospective home office/garden building.

Resolved: that, subject to the use of the building being ancillary to the main dwelling and the materials (especially the roof tiles) being in keeping with the vicinity, no objection be raised.

[PL/2023/02041](#) 9 Randall Court - Existing porch converted to accessible wc; porch extended to provide draft lobby lost through provision of wc accommodation.

Resolved: that no objection be raised.

PL 47/22 Amended/Additional Plans

CORSHAM LADBROOK WARD

[PL/2022/07272](#) 2 Charles Street - New dwelling and parking spaces.

Resolved: to object to the proposal on the grounds that it would represent overdevelopment of the site, being overly large in a visually prominent position; there was a lack of clarity on the proposed materials and as such it was unclear whether they would be in keeping with the Corsham Design Guide or the properties on Priory Street to which the site is most closely related; concerns regarding proximity to existing properties; that the proposal would provide a lack of amenity space for future occupiers. There were also concerns that the plans were unclear on the boundary lines, lean-to and footprint size.

PL 48/22 Decisions

(1) Approvals

CORSHAM LADBROOK WARD

PL/2023/00802 Southcote, Lacock Road - Proposed Works to a Tree in a Conservation Area - Ash (T1) - Fell.

CORSHAM NESTON WARD

PL/2022/02288 The Old Glove Factory, Land Adjacent 25 Brockleaze - Conversion and extension of existing light industrial building into one new dwelling and the erection of five new dwellings, including the rebuilding of a former light industrial building. Demolition of remaining structures; associated landscaping and improvements to existing access.

CORSHAM PICKWICK WARD

PL/2022/09566 1 Burlington Place – Single-storey extension to southern side for a utility and mud room, plus extension to existing kitchen and dining area to rear of property.

PL/2023/00143 11 Copenacre Way - Change of use of part of garage to home office/hair salon, change garage door to French doors.

PL/2023/00942 6 Brakspear Drive - A single-storey front extension and internal alterations.

PL/2023/00585 11 Edridge Place - Replacement of existing conservatory with single-storey extension.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 49/22 Notification of Enforcement and Planning Appeals - PL/2022/07365 and ENF/2022/00569 - 63 Pickwick Road, Corsham

Our Refs:	PL/2022/07365 and ENF/2022/00569
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TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME:	Mr Tim Stephenson
APPEAL SITE:	63 Pickwick Road, Corsham, SN13 9BS
INSPECTORATE REFERENCE:	APP/Y3940/C/23/3316884 and APP/Y3940/W/23/3314583
APPEAL START DATE:	02 March 2023

Appeals have 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 rendered cladding on the four exterior walls of the dwelling house within 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 Policies 57 and 58 of the adopted Wiltshire Core Strategy (2015), Policy HE1 of the adopted Corsham Neighbourhood Plan, and Sections 12 and 16 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:

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 appellant has appealed against the notice on the following grounds:

- (a) That planning permission should be granted for what is alleged in the notice.
- (b) That the breach of control alleged in the enforcement notice has not occurred as a matter of fact.
- (c) That there has not been a breach of planning control.
- (f) The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.
- (g) The time given to comply with the notice is too short.

In addition, the appeal is against the refusal to grant planning permission for: (Retrospective) The installation of cladding to the front elevation of the property, finished in render. Details of the application, including the Local Authority's refusal, are available to view on the Local Authority's website on the following link quoting reference PL/2022/07365:

[Planning Application: PL/2022/07365 \(wiltshire.gov.uk\)](https://www.wiltshire.gov.uk/planning-application/PL/2022/07365)

Both the above appeals will be decided on the basis of the written representations procedure.

Resolved: to write to the Planning Inspector expressing the Town Council's previous concerns and supporting the enforcement action.

PL 50/22 Consultation on Cotswolds National Landscape Draft Revised Neighbourhood Plan Position Statement

The Cotswolds National Landscape Board produces, and periodically updates, position statements on key issues affecting the Cotswolds National Landscape as part of its commitment to the 'conserving and enhancing' purpose of AONB designation.

The primary purpose of the Board's position statements is to expand upon relevant policies in the Cotswolds National Landscape Management Plan. The Board's position statements provide further context, guidance and recommendations in relation to specific planning matters and associated issues. They are not intended to create, dictate or propose new policies.

The Board's officers have produced a draft revised Neighbourhood Planning Position Statement (NPPS).

Responses to be returned to by Thursday 13 April

Resolved: to note the consultation. The Cotswolds National Landscape Revised Neighbourhood Plan Position Statement could be a useful resource in the future.

PL 51/22 Chippenham Without Neighbourhood Plan (2023 – 2036) Regulation 16 Consultation

Chippenham Without Parish Council have submitted the draft Chippenham Without Neighbourhood Plan (2022 – 2036) to Wiltshire Council. Wiltshire Council will be coordinating a public consultation on this document between Monday 13 March 2023 and Tuesday 2 May 2023.

The draft Chippenham Without Neighbourhood Plan (2022 – 2036) submission could be viewed and commented on from the [Wiltshire Council consultation portal](#).

Resolved: to highlight the Corsham Batscape Strategy to Chippenham Without Parish Council.

PL 52/22 Wiltshire Council Briefing Note 23-08 - Response to National Planning Policy Reforms

Briefing Note 23-08 providing Wiltshire Council's response to the Government's recent consultation on national planning policy reforms is *attached*.

Resolved: that Wiltshire Council's response to National Planning Policy Reforms be noted.

PL 53/22 Authorisation of cheques and payments

Accounts for Payment - Corsham Town Council - Additional 27 March 2023

Online Banking Payments

Name	Amount
Methuen Hall Trust - Hall Hire Alms Houses AGM	£66.00
Corsham Town Football Club - Design, Manufacture and Install Advertising Board	£600.00

Wiltshire Council - Free Parking for Taste of Corsham and Christmas Lights 2022	£173.00
Travis Perkins - Screws, Bolts and Raw Plugs for Cemetery Gate Repair, Wood for Westwells Bus Shelter	£69.00
Amazon - Recyclable Cups	£13.98
Corsham Print - English Tourism Advert, Eco Poster, Advert Resize	£60.00
Idverde - Grounds Maintenance and Toilet Cleaning Monthly Contract for March	£3,049.70
Stagg Home Improvements - Plumbing Work Flat 2	£612.00
Cooke Automotive - MOT and Service of Citroen Relay YX13 VJE	£825.18
West Country Walling - Lacock Road Cemetery Wall Final Payment	£3,114.50
Pound Arts - Coronation Live Screening and Taste of Corsham Musicians Funding	£1,000.00
Sonia Sansom - Makaton Training	£64.60
The Portable Wellbeing Studio (Ella Bryant) - Grant towards running a 24 Week Mental Health Residency at The Corsham School	£2,500.00
M A Music Leisure and Travel - Online Advert for April	£114.00
The Brunel Shed - Use of Facilities at the Brunel Shed	£25.00
SRD Portable Appliance Testing - PAT Testing	£161.60
Jade Cozens - Memorial Plaque	£9.59
National Windscreens - Insurance Excess for Repair of Great Wall Steed WV14 CYC Windscreen	£206.70
Online Playgrounds - Play Equipment Maintenance Items	£186.20

Direct Debt

Bridge Solutions - IT Support March 2023	£908.66
UK Fuels - Fuel for Works Vans	£132.96
SGW Payroll Ltd - Monthly Payroll Processing Month 12	£56.64
West Mercia Energy - Guide Hut Electricity in February	£91.39
West Mercia Energy - Public Convenience Electricity in February	£66.89
Vodafone - One Net Mobile/Telephones	£643.60
Viking - Stationery and Stamps	£316.10

Sub total **£15,067.29**

SUB TOTAL

TOTAL **£15,067.29**

Invoices for Payment - Methuen Hall - 27 March 2023 - Additional

Online Banking Payments

Name

Travis Perkins - Paint Kettle £2.92

Cheques

There were none

Sub-total **£2.92**

Cheques / IB Transfers Paid Outside of Meeting

There were none

Payments made by Direct Debit

West Mercia - Town Hall Electricity for February	£643.32
West Mercia - Town Hall Gas for February	£964.78

Sub-total **£1,608.10**

TOTAL **£1,611.02**

Resolved: that the cheques and payments be approved.

The meeting commenced at 7.30pm and closed at 8.20pm. There were two members of the public present at the start of the meeting and one at the end.

CHAIRMAN

DATE

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