

**Minutes of the Council (Planning) Meeting held on  
Wednesday 3 April 2024**

**Present** Councillor H Belcher OBE (Chair)  
Councillors S Abbott, N Brakspear, J Brook, A Brown, T Ellis,  
R Hopkinson, J Robertson, A Thomas, G Ward and A White.

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

**In Attendance Online** Councillor T Bush.

**PL 113/23 Apologies**

Apologies were received from Councillors N Farmer, D Jarman, A Jones, G McCaffrey and R Williams.

**PL 114/23 Public Question Time and Petitions**

One member of the public spoke in support of application [PL/2024/02025](#) - Land at Park Lane – Erection of eight residential dwellings and associated access, drainage and landscaping works. He explained that the proposal was of a sensitive design which would make a positive contribution to the street scene. It would also improve the existing footpath; was compliant with Wiltshire Council's Parking Standards; would be serviced by air source heat pumps and provide EV charging for vehicles.

One member of the public asked the Town Council to object to amended 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; would be overly dominant and detrimental to the street scene and there were overlooking and access concerns.

**PL 115/23 Declarations of Interest**

Councillors H Belcher and R Hopkinson declared a non-pecuniary interest in application [PL/2024/02711](#) - Springfield Community Campus, Beechfield Road – Installation of car park canopies located in the Campus car parks to provide structures for PV arrays to be mounted on, as the building is owned and managed by Wiltshire Council and they are Wiltshire Councillors for the area. They remained in the room during the discussion and decision on the item.

**CORSHAM LADBROOK WARD**

[PL/2024/02598](#) 5 Erneston Crescent – Conversion of garage into habitable space and removal of side wall of garage and rebuilt further into own land so that house becomes semi-detached. Alteration to existing roof. New storm porch to front elevation.

*Resolved: that no objection be raised. Concerns were raised regarding space at the side of the building for maintenance purposes.*

[PL/2024/02639](#) 36 Ludmead Road – Front first-floor extension to bathroom above front porch and ground floor, single-storey extension to kitchen and lounge area at rear of property.

*Resolved: that no objection be raised.*

[PL/2024/02711](#) Springfield Community Campus, Beechfield Road – Installation of car park canopies located in the Campus car parks to provide structures for PV arrays to be mounted on.

*Resolved: that no objection be raised.*

**CORSHAM PICKWICK WARD**

[PL/2024/02025](#) Land at Park Lane – Erection of eight residential dwellings and associated access, drainage and landscaping works.

*Resolved: to object to the proposal on the grounds that the design and appearance of the proposal on the edge of the A4 in a Conservation Area was inappropriate and highway concerns regarding the access.*

[PL/2024/02569](#) The Gate Lodge, Hartham Park – Works to a Listed Building – Replacement of upvc windows with sash timber windows.

*Resolved: to support the application.*

[PL/2024/02815](#) Beechfield House, Academy Drive – Notification of proposed works to a tree in a Conservation Area – T1 - Pollard large multi-stemmed Laurel tree to approximately 5ft above ground level, to leave a shaped framework for future re-growth.

*Resolved: that no objection be raised.*

**CHIPPENHAM WITHOUT PARISH**

[20/02334/REM](#) Rowden Park, Patterdown Road, Chippenham (Redcliffe Phase 4) – Application (following Outline Application 14/12118/OUT) for the approval of Reserved Matters (appearance, landscaping, layout and scale) for the erection of 87 dwellings (Phase 4), public open space, play space and associated infrastructure and landscaping.

*Resolved: the Town Council had no comment on the application.*

**CORSHAM LADBROOK WARD**

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

*Resolved: that, subject to Wiltshire Council being satisfied that there was sufficient space for the parking provision provided, the Town Council had no objection.*

**PL 118/23 Decisions**

(1) Approvals

**CORSHAM LADBROOK WARD**

PL/2023/09931 Arnold House, 31 High Street – Works to a Listed Building – External and internal repairs; improving drainage, levels and paving outside Flats 1 and 2; replastering associated with damp in Flat 2 lobby.

PL/2024/00864 2 Meriton Avenue – Single-storey extension to the rear of the 1930s’ 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.

PL/2024/00998 Priory Lodge, Priory Street – Proposed Works to a Tree in a Conservation Area – T1 - Conifer tree - 25% crown reduction.

PL/2024/00889 5 Alexander Terrace – Proposed Works to a Tree in a Conservation Area – T1 - Large Eucalyptus - Fell.

PL/2023/10482 9 Ludmead Road – Single-storey rear extension with associated alterations.

PL/2024/00154 52 High Street – Planning and Listed Building Consent –  
PL/2024/00463 Replacement of an existing outbuilding.

PL/2024/01000 10 Pickwick Road – Removal of conservatory. Construction of rear, single-storey extension.

### **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.

### **CORSHAM PICKWICK WARD**

PL/2024/00638 23 Pickwick – 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.

PL/2023/05304 11 Cross Keys – Installation of untethered electric vehicle charge point on driveway.

PL/2023/08624 Manor Barn, Pickwick – Variation of condition 2 and 3 relating to PL/2022/08754 to allow change of materials.

PL/2024/00371 Beechfield House, Academy Drive – Works to a Protected Tree - Tree works as per Tree Works Specification.

PL/2024/00372 Beechfield House, Academy Drive – Works to a Protected Tree - Tree works as per Tree Works Specification.

PL/2024/00912 36A Park Lane – Works to Protected Trees - T11 and T12 - London Plane trees - 30% crown reduction.

#### **(2) Refusals**

There were none for this meeting.

#### **(3) Withdrawn**

### **CORSHAM PICKWICK WARD**

PL/2023/04816 Land North of Park Lane – Outline planning application for up to 25,000 sqm of employment floorspace (Use Class E) comprising research and development and light industrial units with ancillary offices, new site access, internal roads and footpaths, car parking, landscaping, drainage features and other associated works and infrastructure.

### **CORSHAM LADBROOK WARD**

PL/2023/08681 27 Post Office Lane – Change of use from storage area over fish and chips shop to C3 residential flat on first floor.

**TOWN AND COUNTRY PLANNING ACT 1990**

APPELLANTS NAME:	Mr Ross Tunbridge
APPEAL SITE:	Ridgefield Farm, Green Road, The Ridge, Corsham, Wilts SN13 9PW
PLANNING APPLICATION REF:	PL/2023/05206
PROPOSED DEVELOPMENT:	Commercial use of former agricultural buildings (Retrospective)
INSPECTORATE REFERENCE:	APP/Y3940/W/23/3334589
APPEAL START DATE:	21 March 2024

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

The appeal was against a Refusal in respect of the above site and was to be decided on the basis of the Written Representations procedure.

The Planning Inspectorate had introduced an online appeals service which could be used to comment on this appeal - <https://acp.planninginspectorate.gov.uk>. Alternatively, comments could be sent to [west2@planninginspectorate.gov.uk](mailto:west2@planninginspectorate.gov.uk) or Planning Inspectorate, Room 3c, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate reference. Comments should be received by **25 April 2024**.

*Note: The application was considered on 13 July 2023. Decision - Resolved: to recommend refusal of the application on the grounds that:*

- i) The proposal is in an unsuitable location being serviced by narrow lanes which are unadopted; an increase in traffic caused by the proposal would exacerbate existing flooding problems by Monks Lane Pond and concern that the site is becoming a mini-industrial estate;*
- ii) The application is contrary to Core Policy 48 of the Wiltshire Core Strategy which supports the conversion and re-use of rural buildings where it satisfies a number of criteria. This intensification of use would be contrary to criteria ii) ‘...The use would not detract from the character or appearance of the landscape or settlement and would not be detrimental to the amenities of residential areas; and iii) ‘the building can be served by adequate access and infrastructure...’ due to its access being via an unadopted road and vehicles having to travel down a lane which often floods therefore making it an unsuitable location.*

*The Town Council is also aware of other enforcement issues within the blue line of the application site such as the non-agricultural occupancy of the dwelling house which are not addressed by this application.*

*Resolved: to write to the Planning Inspectorate to reinforce the Town Council's previous objections to the proposal and to support Wiltshire Council's refusal of the application.*

## **PL 120/23 Government Consultation - An Accelerated Planning System**

This consultation sought views on proposals to:

1. Introduce a new Accelerated Planning Service for major commercial applications with a decision time in 10 weeks and fee refunds if this is not met.
2. Change the use of extensions of time, including ending their use for householder applications and only allowing one extension of time for other developments, which links to a proposed new performance measure for local planning authority speed of decision-making against statutory time limits.
3. Expand the current simplified written representations appeals process for householder and minor commercial appeals to more appeals.
4. Implement section 73B for applications to vary planning permissions and the treatment of overlapping permissions.

The consultation was available -

<https://www.gov.uk/government/consultations/an-accelerated-planning-system-consultation/an-accelerated-planning-system#varying-and-overlapping-planning-permissions>

This consultation would last for eight weeks from 6 March 2024. It would close at 11.59pm on 1 May 2024.

*Resolved: to delegate drafting and submitting of a response to the consultation to the Finance and Planning Officer in conjunction with the Chair and Vice Chair of the Council.*

## **PL 121/23 Formal Adoption of Wiltshire Design Guide**

### **Update 25 March 2024 Formal Adoption of Wiltshire Design Guide**

Notice is hereby given in accordance with Regulations 11, 14 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012 that the Wiltshire Design Guide Supplementary Planning Document ('WDG SPD') was formally adopted by Wiltshire Council on 25 March 2024.

The WDG SPD sets out the approach to appreciating context and focusing on what is important in design and place-shaping and will ensure future development makes a positive contribution to the physical character and heritage of Wiltshire and to the livelihood of its communities.

This Wiltshire Design Guide was for all designers and decision-makers involved with development proposals within the Local Authority of Wiltshire. It had been prepared to support the implementation of the Wiltshire Core Strategy (WCS) and the allocations set out in the Wiltshire Housing Site Allocations Plan (WHSAP) and thereby helped support the planned delivery of Core Policy 57.

In accordance with Section 23 (1) of the Planning and Compulsory Purchase Act 2004, Wiltshire Council had modified the WDG SPD to take into account representations made in relation to the document and any other relevant matters. The modifications were included in the Consultation Statement.

Any person with sufficient interest in the decision to adopt the WDG SPD may apply to the High Court for permission to apply for judicial review of that decision. Any such application for leave to review the decision must be made promptly and, in any case, not later than three months after the date on which the SPD was adopted, 25 March 2024.

The final version of the Design Guide was available - [Wiltshire Design Guide - Wiltshire Council](#), as well as the adoption statement, the consultation report, and the accessible version of the Design Guide. Printed copies of the Design Guide were also available upon request at a reasonable price.

*Resolved: that the formal adoption of the Wiltshire Design Guide be noted.*

The meeting commenced at 7.00pm and closed at 8.00pm. There were three members 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.