

**Minutes of the Council (Planning) Meeting held on  
Wednesday 31 January 2024**

**Present** Councillor H Belcher OBE (Chair)  
Councillors J Brook, A Brown, T Ellis, N Farmer, J Robertson  
and G Ward.

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

**In Attendance online** Councillors, R Hopkinson and A White.

**PL 89/23 Apologies**

Apologies were received from Councillors S Abbott, N Brakspear, M Jackson, A Jones, A Thomas and G McCaffrey.

**PL 90/23 Public Question Time and Petitions**

There were none.

**PL 91/23 Declarations of Interest**

Councillor A Brown declared a non-pecuniary interest in applications [PL/2024/00154](#) and [PL/2024/00463](#) 52 High Street – Planning and Listed Building Consent - Replacement of an existing outbuilding, as a relative of the applicant. He remained in the room during the discussion and decision on the item.

**PL 92/23 Applications**

**CORSHAM GASTARD WARD**

[PL/2023/11159](#) Land to the West of Travis Perkins Trading Company, Lanes End - Construction of four dwellings and associated works.

*Resolved: that whilst a number of positive changes had been made to the plans since the previous application on the site, the Town Council still had severe reservations regarding the application and asked that Councillor R Hopkinson speak to the relevant Wiltshire Council Planning Officer. Concerns included: ownership of the layby and the possible loss of parking amenity for the community if an access were to be installed at this location; surface water run-off as the site is elevated; possible detrimental effects on the future occupiers from the mine; lack of clarity with regard to bike and bin storage and the arrangements for the collection of waste; possible overlooking or overdominance of plot 1 being in an elevated position next to a neighbouring bungalow; the*

*possible loss of amenity for future occupiers due to the orientation of the houses on plots 3 and 4 which overlook a busy builder's yard; the lack of the mentioned Arboricultural Report and possible loss of trees on the site.*

[PL/2023/11204](#) Court Farm, Gastard Lane - The proposal is for a roof to cover an area of slatted yard that lies over an underground slurry channel which captures slurry from the adjacent cubicle housing building.

*Resolved: that no objection be raised.*

## **CORSHAM LADBROOK WARD**

[PL/2023/11136](#)  
[PL/2024/00273](#) 36 High Street – Planning and Listed Building Consent - Proposals relate to exterior works only and cannot be seen from public view. 1. Add garden wall within garden to match rubblestone boundary walls 2. Add patio terrace as part of landscaping works.

*Resolved: that no objection be raised.*

[PL/2024/00154](#)  
[PL/2024/00463](#) 52 High Street – Planning and Listed Building Consent - Replacement of an existing outbuilding.

*Resolved: that no objection be raised.*

[PL/2024/00654](#) 14 Arnolds Mead - Vary Condition 2 to PL/2021/04515 (Proposed two bedroom two-storey dwelling with parking space and new access from highway.)

*Resolved: that no objection be raised.*

## **CORSHAM NESTON WARD**

[PL/2024/00008](#) Unit 2c, Leafield Way, Leafield Industrial Estate - Insertion of Roller Shutter Door to front elevation.

*Resolved: that no objection be raised.*

## **CORSHAM PICKWICK WARD**

[PL/2023/11013](#) 12 Chestnut Grange - Erection of a new boundary wall and increasing the height of an existing one within the back garden of an existing domestic dwelling.

*Resolved: that no objection be raised.*

[PL/2024/00371](#) Beechfield House, Academy Drive - Consent under Tree Preservation Orders - Tree works as per Tree Works Specification attached to the application.

*Resolved: that no objection be raised.*

[PL/2024/00372](#) Beechfield House, Academy Drive - Consent under Tree Preservation Orders - Tree works as per Tree Works Specification attached to the application.

*Resolved: that no objection be raised.*

[PL/2024/00623](#) 26 Woodlands – Single-storey rear extension to replace conservatory. New garage door and window.

*Resolved: that no objection be raised.*

#### **PL 93/23 Amended/Additional Plans**

There were none for this meeting.

#### **PL 94/23 Decisions**

(1) Approvals

#### **CORSHAM LADBROOK WARD**

PL/2023/09100 20 Ludmead Road – First-floor extension over study and dining room and front porch.

PL/2023/10102 1A Pound Hill - Proposed Works to Trees in a Conservation Area - T1 Beech tree - Crown reduction by up to 2m. T2, T3 Beech trees – Reduce lateral growth over garden by up to 2.5m.

PL/2023/10905 55 Pickwick Road - Proposed Works to Trees in a Conservation Area - T1 - Section fell Apple tree in centre of lawn to as close to ground level as possible. T2 - Section fell Pine tree to as close to ground level as possible.

#### **CORSHAM PICKWICK WARD**

PL/2023/10746 Pickwick House, 6 Pickwick - Works to a Protected Tree - T1 Cedar tree - Reduce five over-extending branches by 2m-2.5m, T2 Yew tree -Reduce over-extending branches by 2m.

PL/2023/10583 Land At Beechfield House, Academy Drive - Proposed Works to Trees in a Conservation Area - T1 Sycamore tree - Fell.

PL/2023/09070 Pickwick House, 6 Pickwick - Proposed Works to Trees in a Conservation Area - G3 – Hornbeam trees - reduce by 2m in height and reduce branches back to boundary, T4 – Magnolia tree - reduce by 1m (30%).

PL/2022/08779  
PL/2022/09033 The Lodge, 6 Cross Keys – Planning and Listed Building Consent - Demolition and replacement of existing garage outbuilding; alterations to existing dwellinghouse including replacement glazing and creation of 1no. remodelled dormer and associated balcony on west elevation.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

**PL 95/23 Changes to the National Planning Policy Framework**

In December 2023 the government published the new National Planning Policy Framework (NPPF). This sets out the government's planning policies for England and how these should be applied.

More information about the revised NPPF, supporting documents and the review process can be found at [National Planning Policy Framework](#).

*Resolved: that the changes to the National Planning Policy Framework be noted.*

**PL 96/23 Government Consultation**

<https://www.gov.uk/government/consultations/street-vote-development-orders-consultation/street-vote-development-orders>

This consultation seeks views on the detailed operation of street vote development orders, which will inform the content of regulations using new powers in the Levelling Up and Regeneration Act 2023.

This consultation closes at 11:59pm on 2 February 2024.

*Resolved: to delegate the responsibility of responding to the Government Consultation to the Finance and Planning Officer in consultation with the Chair and Vice-Chair of the Town Council.*

The meeting commenced at 7.00pm and closed at 8.11pm. There was one member of the public in attendance online.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
DATE

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