

**Minutes of the Council (Planning) Meeting held on
Wednesday 4 January 2023**

Present Councillor S Abbott (Chairman)
Councillors N Brakspear, J Brook, A Brown, R Hopkinson, M Jackson,
A Mackie, S Senior, A Thomas, G Ward, A White, R Williams.

Present online Councillors H Belcher and N Farmer.

In Attendance Mrs K Gilby (Finance and Planning Officer)

PL 13/22 Apologies

Apologies were received from Councillors T Ellis and J Robertson.

PL 14/22 Public Question Time and Petitions

The applicant spoke in support of applications [PL/2022/09459](#) and [PL/2022/09717](#) - 13 High Street – Planning Permission and Listed Building Consent - Change of Use from Bank to boutique hotel with ancillary brasserie style restaurant and retail wine merchant at ground floor, including additional new accommodation at the rear of the building for kitchen and plant rooms, demolition of more recent elements and minor alterations to interior and exterior, together with the remodelling of stone boundary wall and adjacent access stair from service yard at rear to first floor flats of the Martingate Centre also integrating a new enclosure to conceal refuse bins, and the installation of a PV panel array at flat roof over ground and south facing pitched roof over 1st floors of the Martingate Centre with battery energy storage for the onsite generated electricity. He explained that the proposal had sustainability at its core and would provide a boutique hotel and brasserie with bar which would attract tourists to the town.

PL 15/22 Declarations of Interest

Councillor H Belcher declared a pecuniary interest in applications [PL/2022/09459](#) and [PL/2022/09717](#) - 13 High Street – Planning Permission and Listed Building Consent - Change of Use from Bank to boutique hotel with ancillary brasserie style restaurant and retail wine merchant at ground floor, including additional new accommodation at the rear of the building for kitchen and plant rooms, demolition of more recent elements and minor alterations to interior and exterior, together with the remodelling of stone boundary wall and adjacent access stair from service yard at rear to first floor flats of the Martingate Centre also integrating a new enclosure to conceal refuse bins, and the installation of a PV panel array at flat roof over ground and south facing pitched roof over 1st floors of the Martingate Centre with battery energy storage for the onsite generated electricity as it could be perceived that she may have a financial interest as the owner of an AirBnB in Corsham. She left the meeting during the discussion and decision on the items.

CORSHAM GASTARD WARD

[PL/2022/09590](#) Moonraker Farm - Prior approval for the installation of Photovoltaic (PV) Solar Panels to the roof of buildings at Moonraker Farm.

Resolved: that the Town Council had no objection in principle subject to Wiltshire Council Officers being satisfied that the panels would not cause light to be reflected towards properties at the top of Velley Hill or other residential properties.

CORSHAM LADBROOK WARD

[PL/2022/09787](#) 1 - 3 Spring Gardens - Notification of proposed works to trees in a Conservation Area - G1 - Two Leylandii Cypress Trees - Fell G2 - One Leylandii and two Lawson Cypress – Fell.

Resolved: that no objection be raised. The Town Council would appreciate if consideration could be given to replacing the trees with a more suitable species elsewhere on site.

[PL/2022/09778](#) Corsham Court - Notification of proposed works to trees in a Conservation Area - G1 - Group of Hawthorn Trees – Fell, G2 - Group of one Hawthorn and one dead Elm – Fell, T3 Hawthorn – Fell, T4 Hawthorn – Fell, T5 Hawthorn – Fell, G6 - Group of two Hawthorn – Fell, T7 - Willow – Fell, G8 - Group of one Willow , one Horse Chestnut and one Sycamore – Fell, T9 - Single Hedgerow Bay Tree - Reduce to height of adjoining hedge - Approx.1.50m.

Resolved: that no objection be raised.

[PL/2022/09777](#) Corsham Court - Notification of proposed works to trees in a Conservation Area - T1 - Ornamental Flowering Cherry - Fell T2 - Ornamental Flowering Cherry – Fell.

Resolved: that no objection be raised.

[PL/2022/09776](#) The Grove, Pickwick Road - Notification of proposed works to trees in a Conservation Area - T1 - Holm Oak tree - fell T2 - False Acacia tree – fell.

Resolved: that no objection be raised. The Town Council would appreciate if consideration could be given to replacing the trees with a more suitable species elsewhere on site.

[PL/2022/09459](#)
[PL/2022/09717](#)

13 High Street – Planning Permission and Listed Building Consent - Change of Use from Bank to boutique hotel with ancillary brasserie style restaurant and retail wine merchant at ground floor, including additional new accommodation at the rear of the building for kitchen and plant rooms, demolition of more recent elements and minor alterations to interior and exterior, together with the remodelling of stone boundary wall and adjacent access stair from service yard at rear to first floor flats of the Martingate Centre also integrating a new enclosure to conceal refuse bins, and the installation of a PV panel array at flat roof over ground and south facing pitched roof over 1st floors of the Martingate Centre with battery energy storage for the onsite generated electricity.

Resolved: that the Town Council unanimously support the application. It was noted that there was no lift included in the proposal and the Town Council was pleased that the applicant had agreed to look again at this.

[PL/2022/09671](#)

3 Lypiatt Road - Extensions to dwelling.

Resolved: to object to the proposal on the grounds of potential detrimental impact on neighbouring properties.

[PL/2022/09545](#)

3 Stokes Road - Variation of Condition 2 of PL/2022/07962 relating to approved plans and in reference to amendments to the proposed rear extension.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2022/09672](#)

11 Portland Rise - Garage Conversion.

Resolved: that no objection be raised subject to Wiltshire Council Officers being satisfied that there would be no loss of privacy to the neighbouring property.

[PL/2022/09618](#)

42 Brakspear Drive - The erection of a first-floor gable fronted extension over the existing garage.

Resolved: that no objection be raised.

[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.

Resolved: that, in principle, no objection be raised to an extension at this location. However, concerns were raised that the proposal was very close to the boundary and that the materials should be in keeping with the host dwelling.

PL 17/22 Amended/Additional Plans

There were none for this meeting.

PL 18/22 Decisions

(1) Approvals

CORSHAM LADBROOK WARD

- PL/2022/02801 38 Brook Drive - Replacement of existing conservatory, side extension and front porch with new garden room, two-storey extension and porch respectively.
- PL/2022/08177 44 Station Road – Erection of a two-storey and single-storey extension to rear.
- PL/2022/06653 19 Station Road - Proposed two-storey side extension.
- PL/2022/08239 Priory Cottage, 1 Bences Lane - Proposed Works to Trees in a Conservation Area - T1 - Norway Maple - Has grown with large, included fork on bifurcated. Remove stem on garden side leaving high 'stob' to prevent rot entering remaining stem.
- PL/2022/07962 3 Stokes Road - Extension and alterations.

CORSHAM PICKWICK WARD

- PL/2022/07423 22 Brakspear Drive – First-floor side extension over garage/utility.
- PL/2022/08675 34 Buckthorn Row - Single-storey rear extension.
- PL/2022/08270 Pockeredge Farm, Pockeredge Drive - Installation of a wood burner flue.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

The meeting commenced at 7.30pm and closed at 8.08pm. There was one member of the public physically present at the start of the meeting and one online at the end.

CHAIRMAN

DATE

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