

**Minutes of the Council (Planning) Meeting held on
Wednesday 8 March 2023**

Present Councillor S Abbott (Chairman)
Councillors H Belcher OBE, N Brakspear, A Brown, T Ellis,
M Jackson and G Ward.

In Attendance Mrs K Gilby (Finance and Planning Officer)

In Attendance Online Councillors J Brook, R Hopkinson, A Mackie, G McCaffery,
J Roberton, A Thomas, R Williams and A White.

PL 32/22 Apologies

Apologies were received from Councillors T Bush, N Farmer and S Senior.

PL 33/22 Public Question Time and Petitions

One member of the public spoke in relation to application [PL/2023/01088](#) - Land at Lanes End - Construction of eight dwellings and associated works. He asked that the Town Council recommend refusal of the application on the grounds that the design is out of character with three-storey terraced houses set on ground which is already at an elevated level; the layout of the parking was inconvenient and inadequate; concerns that the access was very busy already with lorries and farm vehicles and that this proposal would add to that and could cause safety issues for future occupiers; that the quarry could re-open exacerbating the traffic concerns; that the plans were poorly thought through with a path next to the neighbours with no detail of boundary treatment and apparently through existing trees.

PL 34/22 Declarations of Interest

Councillor N Brakspear declared a non-pecuniary interest in application [PL/2023/01054](#) - 5 Lypiatt Mead - Application for a Certificate of Lawful Development for existing use - Retrospective single-storey rear extension and extension to front porch as a relative had been involved with the plans. He remained in the room during the discussion and decision on the item.

CORSHAM GASTARD WARD

[PL/2023/01088](#) Land at Lanes End - Construction of eight dwellings and associated works.

Resolved: to object to the proposal on the grounds that

- i) the proposal represented overdevelopment of the site and would result in a lack of amenity space for future occupiers;*
- ii) was in an unsustainable location with inadequate pavements and a poor bus service;*
- iii) loss of privacy and overshadowing to neighbouring properties;*
- iv) contained inadequate parking provision which would impact on the lane itself which is narrow and busy with HGV's and farm vehicles;*
- v) highway safety concerns due to the location next to Travis Perkins and a quarry;*
- vi) the proposal's layout and three-storey element is considered to be contrary to Policy ED1 of the Corsham Neighbourhood Plan – '...be of high quality design, reflecting the distinctive character and features of the local area (design, scale, materials, colours and proportion reflect the prevailing historic context) ...'; HE1 a) – Achieving high quality design that respects the scale, character and historic built fabric of existing and surrounding buildings' and CNP H1 a) – have a scale, form and density which would be complementary to surrounding properties...';*
- vii) the proposal is contrary to Corsham Design Guide P196 which says 'avoid 3-storey buildings';*
- viii) Concerns regarding surface water run off;*
- ix) no details of bicycle storage; and*
- x) no information on bin storage or refuse collection.*

CORSHAM LADBROOK WARD

[PL/2023/01219](#) 55 Pickwick Road - Extension and remodelling of existing two-storey dwelling.

Resolved: that whilst the Town Council had no objection in principle to the remodelling of the property, concerns were raised that the timber cladding visible from the public realm was unsuitable in a Conservation Area and queried the inclusion of large timber framed windows and doors at the rear of the property.

[PL/2023/01054](#) 5 Lypiatt Mead - Application for a Certificate of Lawful Development for existing use - Retrospective single-storey rear extension and extension to front porch.

Resolved: that, subject to the statutory declaration being considered sufficient, no objection be raised.

[PL/2023/01017](#) 53 Pickwick Road - Replace UPVC windows (2 downstairs bay windows and 3 upstairs windows) on front of building with UPVC flush sash windows with timber effect.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2023/01209](#) 18 Academy Drive - Notification of proposed works to a tree in a Conservation Area - T1 - Crown reduce Bird Cherry tree by approximately 3.5m (30%). Prune nearly to boundary, to suitable growth point, to reduce overhang onto neighbour's property.

Resolved: that no objection be raised.

[PL/2023/01337](#) 1 Woodlands - Consent under Tree Preservation Orders - Fell Ash tree. Showing signs of Die Back (Chalara).

Resolved: that no objection be raised.

[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).

Resolved: that, subject to highways being satisfied that there is sufficient parking, no objection be raised.

PL 36/22 Amended/Additional Plans

There were none.

PL 37/22 Decisions

(1) Approvals

CORSHAM GASTARD WARD

PL/2022/08339 Chapel Knapp Farm, Chapel Knapp - Retrospective permission for raising roof of existing barn.

CORSHAM LADBROOK WARD

PL/2022/09353 78 Broadmead – Single-storey rear extension and internal reconfiguration.

- 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.
- PL/2022/09728 The Masters House, Pound Pill - Works to a Listed Building - Amendments to consent PL/2021/07357, including replacement of padstone to W51, replace timber cornice above lintels 02 and 03, double up floor joist timber above lintel 03, and remove concrete block at the end of lintel 03.

CORSHAM NESTON WARD

- PL/2022/08794 39 Westwells - Construction of two-storey extension to front elevation and internal reconfiguration.
- PL/2023/00499 3 Westwells Road - Loft Conversion to provide children's playroom and office/study. Pitched roof dormer to rear elevation roof slope, with Velux rooflights to front and rear elevation roof slope.

CORSHAM PICKWICK WARD

- PL/2023/00205 7 Academy Drive - Proposed Works to a Tree in a Conservation Area - Alder tree - Fell.
- PL/2022/08754 Manor Barn, Pickwick - Erection of single-storey extension to north side.
- PL/2022/09618 42 Brakspear Drive - The erection of a first-floor gable fronted extension over the existing garage.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 38/22 Repeat Consultation on Draft Chippenham Neighbourhood Plan with SEA

Chippenham Neighbourhood Plan Group Steering Group were re-consulting on the Draft Chippenham Neighbourhood Plan and have added a Strategic Environmental Assessment (SEA).

The repeat Regulation 14 Consultation runs until 5 April 2023. Comments should be sent to neighbourhoodplan@chippenham.gov.uk

The Plan and SEA are available via <http://www.chippenhamneighbourhoodplan.org.uk>

Resolved: To highlight the Corsham Batscape Strategy to the Chippenham Neighbourhood Plan Steering Group. Especially Page 31 (Phase 2 Batscape Maps – NE Section) which clearly shows strategic flyways going through the Chippenham NP area. These should be protected and enhanced or at least mitigated for should the areas be developed.

PL 39/22 Pre-application Consultation on a Proposed Base Station Installation Upgrade at Cornerstone 24150121, Linleys Farm, Silver Street, Gastard, Corsham, Wiltshire, SN13 9PG, NGR: E: 387922 N: 169004

Cornerstone is a mobile infrastructure services company.

Cornerstone were in the process of progressing suitable sites in the Corsham `area to improve service provision and had identified this site as suitable for an equipment upgrade for Cornerstone.

Cornerstone was consulting and seeking the Town Council's views on their proposal before proceeding with the works.

Further information is *attached*.

Resolved: that the Town Council was not raising any concerns regarding the proposal.

PL 40/22 Planning Appeal Notification

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) -
PLANNING APPEAL AGAINST REFUSAL OF A HOUSEHOLDER
APPLICATION**

APPELLANTS NAME:	Mr Tim Stephenson
APPEAL SITE:	63 PICKWICK ROAD, CORSHAM, SN13 9BS
PLANNING APPLICATION REF:	PL/2022/07365
PROPOSED DEVELOPMENT:	(Retrospective) The installation of cladding to the front elevation of the property, finished in render.
INSPECTORATE REFERENCE:	APP/Y3940/D/23/3314583
APPEAL START DATE:	10 February 2023

An appeal has 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 Householder procedure. The procedure to be followed was set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal was proceeding under the Householder Appeals Service, there was no opportunity to submit further comments. All representations made in relation to the application would be forwarded on to the Planning Inspectorate and the appellant. The Inspector appointed by the Secretary of State would consider these representations when determining the appeal.

Resolved: that the Planning Appeal be noted.

PL 41/22 Planning Appeal Decision

Appeal Ref: APP/Y3940/W/22/3302008
Northacre Energy from Waste Facility, Stephenson Road, Northacre Trading Estate, Westbury, Wiltshire BA13 4WD

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.

The appeal is made by Northacre Renewable Energy Limited against Wiltshire Council.

The application Ref 20/06775/WCM, is dated 7 August 2020.

The development proposed is an amended energy from waste facility to that consented under planning permission 18/09473/WCM.

Decision

1. The appeal is allowed and planning permission is granted for an amended energy from waste facility to that consented under planning permission 18/09473/WCM at Northacre Energy from Waste Facility, Stephenson Road, Northacre Trading Estate, Westbury, Wiltshire BA13 4WD in accordance with the terms of application Ref 20/06775/WCM, dated 7 August 2020, subject to the conditions set out in the attached schedule in Annex E.

Resolved: that the Appeal decision be noted.

PL 42/22 Corsham Neighbourhood Plan Annual Report

The Corsham Neighbourhood Plan Annual Report 2021-2022 is attached.

Resolved: that the Corsham Neighbourhood Plan Annual Report 2021-2022 be approved.

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

The meeting commenced at 7.30pm and closed at 8.13pm. There were 12 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.