

Corsham Town Council Planning Application Comments – 3 June 2020

1. Applications

Application 1 – 20/03457/FUL Hill View, 3 Chapel Lane – Replace rotted windows and doors with powder coated aluminium versions.

No Comment	<input type="checkbox"/>
Support	<input type="checkbox"/>
Support subject to conditions	<input checked="" type="checkbox"/>
Object (for reasons set out in box below)	<input type="checkbox"/>
No Objections	<input type="checkbox"/>

Comments

New windows and doors need to be in keeping with the character of the property and in line with the Corsham Design Guide. There is insufficient detail to be sure of this.

Application 2 – 20/03537/FUL 16 Velley Hill – Erection of a two-storey side extension and single-storey rear extension.

No Comment	<input type="checkbox"/>
Support	<input type="checkbox"/>
Support subject to conditions	<input checked="" type="checkbox"/>
Object (for reasons set out in box below)	<input type="checkbox"/>
No Objections	<input type="checkbox"/>

Comments

Extension to be in keeping with the character of the property.

Application 3 – 20/02614/FUL Land North East of Westwells - Land North East of Westwells – Erection of dwelling together with associated works.

No Comment	<input type="checkbox"/>
Support	<input type="checkbox"/>
Support subject to conditions	<input type="checkbox"/>
Object (for reasons set out in box below)	<input checked="" type="checkbox"/>
No Objections	<input type="checkbox"/>

Comments

This proposal would represent overdevelopment of the site and create an unacceptable loss of privacy by overlooking the property opposite. The proposal is contrary to Corsham Neighbourhood Plan Policy HE1 a) and e) - CNP HE1 – All new development within the Corsham Neighbourhood Plan Area must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment. Good design for Corsham means: a) Achieving high quality design that respects the scale character and historic built fabric of existing and surrounding buildings; ... e) Taking into account the key views identified in figures 12 and 13 and ensuring that any development within these views respects the key features of the views.

Application 4 – 20/03488/FUL 3 Academy Drive – Demolition of existing conservatory and construction of new single-storey extensions to form new entrance porch on front elevation and day room on rear elevation. Conversion of roof space with insertion of new dormer and roof lights.

No Comment	<input type="checkbox"/>
Support	<input type="checkbox"/>
Support subject to conditions	<input checked="" type="checkbox"/>
Object (for reasons set out in box below)	<input type="checkbox"/>
No Objections	<input type="checkbox"/>

Comments

Subject to amendments to the proposal in line with the comments from Beechfield Park Trustees which refer to the Corsham Design Guide.

Application 5 – 20/03597/FUL Home Farm, 7 Hartham Lane - Erection of new cattle building.

No Comment	<input type="checkbox"/>
Support	<input type="checkbox"/>
Support subject to conditions	<input type="checkbox"/>
Object (for reasons set out in box below)	<input type="checkbox"/>
No Objections	<input checked="" type="checkbox"/>

Application 6 – 20/03725/FUL 13 Cross Keys – New garden room to replace conservatory; new annexe/garage to replace existing garage and garden store; releveling of driveway and removal of 2no trees and section of Hawthorn hedge to facilitate works.

No Comment	<input type="checkbox"/>
Support	<input type="checkbox"/>
Support subject to conditions	<input type="checkbox"/>
Object (for reasons set out in box below)	<input type="checkbox"/>
No Objections	<input checked="" type="checkbox"/>

Application 7 – 20/03234/FUL Land off Potley Lane - Erection of 14no. dwellings with associated works.

No Comment	<input type="checkbox"/>
Support	<input type="checkbox"/>
Support subject to conditions	<input type="checkbox"/>

Object (for reasons set out in box below)	<input checked="" type="checkbox"/>
No Objections	<input type="checkbox"/>

### Comments

The Town Council objects to this proposal as the site is outside the settlement boundary and therefore contrary to CNP Policy H1. CNP Policy H1– Proposals for brownfield developments within the Corsham settlement boundary or small infill sites within Gastard and Neston will be supported where they:

- a) have a scale, form and density which would be complementary to surrounding properties and would not result in the loss of amenity for existing residents;
- b) are encouraged to achieve high standards of sustainable and low carbon design; and
- c) would be accompanied by appropriate provisions for parking, access and storage of waste.

The proposal is contrary to this policy as it is outside the settlement boundary and also would result in the loss of amenity for existing residents and does not have appropriate provisions for parking.

The layout of the scheme particularly the garages for plots 8 and 9 being close to existing properties would harm their visual amenity and the layout of plot 14 would create a house somewhat remote from its parking. The elevated position of the site means that the proposal will have a detrimental effect by overlooking existing properties and there is inadequate parking provision throughout the site which would lead to on street parking and a cramped feel.

If Wiltshire Council is minded to approve the application the Town Council would ask that the issues raised in the three letters of representation are addressed. The Town Council would also appreciate the inclusion of conditions to ensure:

- i) Mitigation measures outlined in the Bat Activity Report are carried out particularly as this site is identified as foraging habitat in the Corsham Batscape Strategy.
- ii) the requirements regarding off site contributions to affordable housing and open space are provided.

The Town Council would support the inclusion of integrated Swift bricks and bat boxes.

Application 8 – 20/03642/FUL 3 Broadmead - Single-storey rear extension.

No Comment	<input type="checkbox"/>
Support	<input type="checkbox"/>
Support subject to conditions	<input type="checkbox"/>
Object (for reasons set out in box below)	<input type="checkbox"/>
No Objections	<input checked="" type="checkbox"/>

Application 9 – 20/04222/TCA The Old House, Westrop – Crown lift Horse Chestnut Tree to 4 metres from ground level.

No Comment	<input type="checkbox"/>
Support	<input type="checkbox"/>
Support subject to conditions	<input type="checkbox"/>
Object (for reasons set out in box below)	<input type="checkbox"/>
No Objections	<input checked="" type="checkbox"/>

Application 10 - 20/04224/TCA Lake Cottage, Westrop – Fell four Ash Trees.

No Comment	<input type="checkbox"/>
Support	<input type="checkbox"/>
Support subject to conditions	<input type="checkbox"/>
Object (for reasons set out in box below)	<input type="checkbox"/>
No Objections	<input checked="" type="checkbox"/>

Comments

The Town Council would appreciate if consideration could be given to replacement trees.

2. Amended/Additional Plans

There were none.

3. Decisions

(1) Approvals

**CORSHAM PICKWICK WARD**

- 20/02842/TCA 1 Dovecote Drive – Fell one Field Maple and one Cherry Plum.
- 20/00834/TCA 24 Pickwick – Re-pollard Willow to previous pruning points and 30% reduction to two Silver Birch Trees, fell one small Copper Beech to allow more room for the Silver Birch.
- 20/02152/TCA Holton House, Post Office Lane – T1 and T2 – Acer Trees – re-pollard, T3 – Holly – Crown reduce by 2 metres and shape.

**CORSHAM TOWN WARD**

- 20/00415/TCA Littlecombe, 7 Pound Pill – Fell two Willow Trees, four Birch Trees and one Hazel.
- 20/00821/TCA 14 Pickwick Road – Fell one Ash Tree.
- 20/01763/TCA 5 Alexander Terrace – Eucalyptus Tree – reduce three laterals by 6 metres and remove one low limb, Conifer Tree (growing at base of Eucalyptus) – fell.
- 20/02526/TCA 73 Pickwick Road – Yew Tree – fell.
- 20/02793/TCA 53 Pickwick Road – Fell Laburnum Tree, poisonous seed pods to children.

(2) Refusals

There were none.

4. Notification of Planning Enforcement Appeal

WC Ref: 18/00982/ENF

TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME: Mr Shane O'Rourke-Smith, Pub Leisure

APPEAL SITE: Hare & Hounds, 48 Pickwick, Corsham

INSPECTORATE REFERENCE: APP/Y3940/F/19/3225962

APPEAL START DATE: 21 MAY 2020

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

**THE BREACH OF LISTED BUILDING CONTROL ALLEGED:**

Without listed building consent:

The erection of a timber and plastic 'smoking shelter' and the erection of a timber 'bin store'.

The enforcement notice was issued for the following reasons:

1. The Council considers it expedient to issue this notice having regard to the effect of the Works on the character of the Building as a building of special architectural or historic interest and the said works are not authorised under part 1 of the Act, no Listed Building Consent having been granted.

The enforcement notice requires the following steps to be taken:

The Council in exercise of its powers under section 38 of the Act requires the steps specified in the Schedule to be taken within the time limits specified to alleviate the effects of the works carried out without listed building consent.

**STEPS REQUIRED**

- 1) Demolish in full the timber and plastic 'smoking shelter' and the timber 'bin store'.
- 2) Remove all materials resulting from step 1) above from the Land.

**A copy of the Enforcement Notice can be viewed by contacting Wiltshire Council.**

**TIME FOR COMPLIANCE**

Within two months from the date this Notice takes effect.

**WHEN THIS NOTICE TAKES EFFECT**

This Notice takes effect on 4<sup>th</sup> April 2019 unless an appeal is made against it beforehand.

The appellant has appealed against the notice on the following ground:

(e) That listed building consent ought to be granted for the works, or that any relevant condition of such consent which has been granted ought to be discharged, or different conditions substituted.

The appeal is Against an Enforcement Notice in respect of the above site, and is to be decided on the basis of the Hearing procedure.

Any comments should be received by **02 July 2020**.

Comments

The Appeal should be refused and the enforcement action supported.