

Planning Applications Comment Form from Corsham Town Council

Application 1 – 20/02667/VAR Rowden Park, Patterdown Road – Variation of Condition number 1 attached to 18/01383/REM (application for the approval of reserved matters – appearance, landscaping, layout and scale) for the erection of 152 dwellings, public open space, play space and associated infrastructure pursuant to Outline Planning Permission 14/12118/OUT to allow changes to layout, dwelling mix, external appearance and landscaping.

|   |                                     |
|---|-------------------------------------|
| No Comment                                | <input checked="" 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 type="checkbox"/>            |

Application 2 – 20/02093/VAR 9 Velley Hill Application to remove/vary part of Condition 04 of 19/00237/FUL (Erect staircase turret over existing extension. Upgrade attic rooms. New dormer.

|   |                                     |
|---|-------------------------------------|
| 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"/>            |

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| <p>Comments</p> <p>Condition 4 should not be varied as it could have a detrimental effect on the residential amenity and privacy of neighbouring properties.</p> |
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Application 3 – 20/03221/FUL Land at Westwells - Erection of two dwellings.

|   |                                     |
|---|-------------------------------------|
| 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 plans and design and access statement are unclear regarding the elevations, size, height and materials of the proposal.

The proposal is contrary to Policy CNP E4 of the Corsham Neighbourhood Plan.

Application 4 – 20/02688/LBC Cheviot House, 76 High Street – refurbishment of existing loft space.

|   |                                     |
|---|-------------------------------------|
| 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 5 – 20/02853/FUL 20 Alexander Terrace - Modify existing rear extension to have a flat roof with parapet walls to match adjacent properties.

|   |                                     |
|---|-------------------------------------|
| 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 – 20/03115/FUL 12 Swan Road - Single-storey rear and side 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 7 – 20/03075/FUL 27 Park Lane - Two-storey side 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 8 – 20/02127/FUL Leaffield Stoneyard, Potley Lane – Change of Use from B2 (General industrial) to D2 (Assembly and leisure) and D1 (Non-residential institutions) to enable occupation by Chippenham Moonraker Gymnastics with associated internal alterations.

|   |                                     |
|---|-------------------------------------|
| 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 – 20/03036/FUL The Co-operative Food (petrol station Pickwick Road) - Demolition of existing retail kiosk and erection of replacement retail kiosk (Class A1); removal of associated car wash; re-configuration of car parking layout and installation of replacement plant.

|   |                                     |
|---|-------------------------------------|
| 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

The Town Council would like Wiltshire Council to ensure that the proposal fully meets planning requirements in terms of environmental/noise/transport impacts.

The Town Council would appreciate the inclusion of conditions to ensure that:

Light spill from the raised canopy is minimised;

The privacy of the adjoining garden is maintained;

If possible, the inclusion of an electric vehicle charging point on the site.

Application 10 – 20/03633/FUL 89 Pickwick Road - Single-storey rear extension, detached car-port and new driveway.

|   |                                     |
|---|-------------------------------------|
| 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"/> |

#### Item 4 Notification of Appeal Hearing Land South of Westwells Road

To send the following to the Planning Inspectorate:

Application 18/09884/OUT was considered at CTC Planning Meeting on 14 November 2018 an extract from the minutes is below:

18/09884/OUT Land South of Westwells Road, between Rowan Lane and Jaggards Lane – Residential development for up to 95 dwellings including roads, footpaths, balancing areas and open space.

Resolved: That the application be recommended for refusal in the strongest possible terms on the grounds that:

- i) the proposal is contrary to the draft Corsham Neighbourhood Plan, particularly the housing section - paragraphs 59 – 63 and Policy CNP H1. Corsham has exceeded its indicative minimum requirement for housing to 2026 and the draft Corsham Neighbourhood Plan only supports a small-scale proposal of up to 12 dwellings in Neston, where there has been an identified local need, the housing to be 100% affordable housing. Present health, education and community facilities in Corsham are already under severe pressure and the consequences of the presently planned development levels beyond the Wiltshire Core Strategy target are yet to be realised. This proposal is also contrary to objective 5.4 of the heritage section which seeks to retain the separate identity and unique nature of Corsham’s surrounding villages and settlements.
- ii) The application is also contrary to the Wiltshire Core Strategy, Core Policy 1, 4.16 - ‘..some very modest development may be appropriate at small villages, to respond to local needs and to contribute to the vitality of rural communities..’ and 4.17 ‘... Proposals for improved local employment opportunities, housing growth over and above that allowed by this Core Strategy) and/or new services and facilities outside the defined limits of development will not be supported unless they arise through community-led planning documents, such as neighbourhood plans, ...’ and Core Policy 2 , 4.20 – ‘... in order to support the most sustainable pattern of growth, in line with the principles defined in Core Policy 1, indicative requirements are provided ..’, 4.26e ‘...The disaggregation to Community Areas ...clarifies the councils intentions in the knowledge of likely constraints; in terms of market realism, infrastructure and environmental capacity..’ and 4.28 - ‘... These more localised indicative requirements as set out within the Area Strategy Core Policies are intended to prevent settlements receiving an unbalanced level of growth justified by under or over delivery elsewhere...’ and the Corsham Area Strategy (5.59) ‘..New growth in Corsham will be balanced with housing delivery alongside employment. This is particularly important as Corsham has seen significant housing growth in recent years which has not been accompanied by appropriate increases in services and facilities.’
- iii) The proposal would have a detrimental effect on the traffic on narrow lanes; drainage and flooding concerns; the site is located too far away from local amenities to constitute a sustainable development; the local infrastructure cannot support a further development of this size; the proposal would lead to the loss of a valuable local amenity for both residents and wildlife; the site is not brownfield land.
- iv) That the Wiltshire Councillor for the area be asked to call-in the application.

Most of the points above are still relevant. Since Corsham Town Council considered this application the Corsham Neighborhood Plan has been ‘made’. This proposal is contrary to paragraphs 64-69 of the Corsham Neighbourhood Plan and Policy CNP H1.

The Town Council believes that Wiltshire Council was entirely correct to refuse the application.

The Town Council would also like to express support for the comments made by Neston Action Group (copy attached).