

Town Hall, High Street, Corsham, Wiltshire SN13 0EZ

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8 July 2021

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held online via MS Teams on Wednesday 14 July 2021 at 7.30pm. To take part in the meeting, click [here](#) or email kgilby@corsham.gov.uk for joining instructions.

Yours sincerely



David J Martin
CHIEF EXECUTIVE

Press and Public – To observe the meeting online, please click [here](#) or email kgilby@corsham.gov.uk for instructions. If you have any questions or wish to petition the Town Council as per Agenda Item 2, please refer to the guidance on our website (<https://www.corsham.gov.uk/meetings/fullcouncil.php>).

AGENDA

1. Apologies
2. Public Question Time and Petitions
3. Declarations of Interests

To receive any Declaration(s) of Interest under Corsham Town Council's Code of Conduct issued in accordance with the Localism Act 2011

4. Applications

CORSHAM NESTON WARD

1. [PL/2021/05782](#) RAF Rudloe Manor, Telephone Exchange, Westwells Road - Siting of a 20ft storage container in the service and storage yard of the Telephone Exchange.

CORSHAM LADBROOK WARD

2. [PL/2021/04929](#) Heywood Preparatory School, Priory Street - Variation of Condition 3 of 17/02338/FUL (Demolition of outbuildings, and erection of two-storey classrooms within current footprint, and erection of lean-to maintenance shed, together with erection of temporary classroom) to allow for retention of the cabin for a period of five years.
3. [PL/2021/04941](#) 83 Priory Street - Additional driveway/car parking space with dropped kerb.
4. [PL/2021/05732](#) 10 Mansion House Mews, Pickwick Road - Proposed single-storey rear extension.
5. [PL/2021/05937](#) The Barn, 6 Mansion House Mews - Proposed fenestration alterations and proposed summerhouse and shed.
6. [PL/2021/06778](#) Springfield Community Campus, Beechfield Road - Installation of air source pumps.

CORSHAM PICKWICK WARD

7. [PL/2021/06420](#) 8 Woodlands - Holly Tree - reduce by 1.5m and thin out by 10%.

5. Amended/Additional Plans

There are none for this meeting.

6. Decisions

(1) Approvals

CORSHAM GASTARD WARD

- * 1. 21/00639/FUL Thingley Sawmill, Thingley - Proposed demolition of existing workshop/storage building and erection of new residential dwelling with landscaping.
2. PL/2021/03198 5 Chapel Knapp - Erection of a single-storey rear extension.

CORSHAM NESTON WARD

3. PL/2021/04976 4 Bakers Corner - T1 - Remove two limbs from Hazel Tree to allow more light to Hornbeam Tree. H2 - Remove/shorten limb from Beech hedge.
4. 21/01987/TCA Last Penny Cottage, 9 Chapel Lane - 30% crown reduction to Liquid Amber (T1), fell group of Lawson Cypress and Leylandii (G2)

CORSHAM LADBROOK WARD

5. PL/2021/03427 28 Coulston Road – Single-storey wrap-around front porch and side extension.
6. PL/2021/03173 48 Prospect - Demolition of existing conservatory and utility area extension. Proposed new single-storey rear extension and associated alterations and extension of the existing hallway.
7. PL/2021/03095 Littlecombe, 7 Pound Pill - T1 to T5 - Alders on bank - lift canopies to 5m above ground level. T6 - Cherry twin stemmed, historic damage to base - Dismantle/fell. T7 to T12 - Alders on boundary - lift canopies to 5m above ground level.
8. PL/2021/03388 Southbank House, Lacock Road - Reduce five Lime Trees by 25% back to previous pruning points (T1 - T5).
9. 21/02493/TCA The Rectory, Newlands Road - Remove one Conifer Hedge (G1), reduce Maple, two Whitebeam, and one unknown species back to previous pruning points (T1 - T4), 3m height reduction to one Bay Tree (T5), 1m reduction to one Apple Tree (T6), fell one Greengage Tree and one Apple Tree (T8 & T9), fell 1 hedge (H3).
10. 21/02011/TCA Moxhams, Newlands Road - Re-pollard two Willow Trees and reduce Prunus by up to 3m extending over road.
11. 21/02385/TCA The Lodge, 6 Cross Keys - Fell one Leyland Cypress Hedge (T1) and two Lawson Cypress Hedges (T2).
12. 21/02018/TCA Wyvern House, Newlands Road - See Tree Schedule.
13. 21/02437/TCA Jargeau Court, Grove Road - Crown raise two Birch Trees to 3m from ground level (T2 & T3), remove basal epicormics and stem epicormics to 2m from two Lime Trees (T4 & T5).
14. 21/02031/TCA Home Close, Newlands Road - Fell two Elder and one Ash Tree.
15. 21/01523/TCA 13 Cross Keys - 30% Crown reduction to Lime Tree (T1), crown clean and up to 2m crown reduction to Horse Chestnut Tree (T2), 50% reduction to leaning limb overhanging neighbouring field to Horse Chestnut (T3), 40% reduction to leaning limb overhanging neighbouring field to Ash Tree (T4), 50% reduction to lowest limb overhanging neighbouring field to Horse Chestnut (T5).
16. PL/2021/03166 88 Pickwick Road - Proposed gym/home office in rear garden (retrospective).

CORSHAM PICKWICK WARD

17. 21/02539/FUL Hillsgreen Lodge, Hartham Lane – Two-storey extension to existing Music Barn.
18. PL/2021/03422 3 Academy Drive – Demolition of existing conservatory and construction of a single-storey extension to rear and single-storey to front elevation.
19. PL/2021/05107 Manor Barn, Pickwick – Fell one Eucalyptus, 50% crown reduction to two Pear Trees and three Cherry Trees.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

CORSHAM PICKWICK WARD

1. 20/00464/FUL Guyers House, Guyers Lane – Proposed erection of detached ceremony room building.
2. 19/08527/FUL
19/08669/LBC Guyers House, Guyers Lane – Erection of single-storey banqueting extension to coach house, single-storey side ceremony room extension to main house and internal alterations.

(4) Void

There are none for this meeting.

7. Planning Appeal Notification

TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address: **Land to the North of Bath Road, Pickwick, Corsham SN13 0BT**

Description of development: Construction of an 80 Bedroom Care Home (Use Class C2), with Associated Access, Parking, Landscaping and Site Infrastructure

Application reference: 20/08255/FUL

Appellant's name: Care UK

Appeal reference: APP/Y3940/W/21/3276908

Appeal start date: 29 June 2021

I refer to the above details. An appeal has been made to the Secretary of State against the decision of Wiltshire Council to refuse to grant planning permission.

The appeal will be determined on the basis of an **inquiry**. The procedure to be followed is set out in the Town and Country Planning Appeals (Determination by Inspectors) (Inquiry Procedure) (England) Rules 2000, as amended.

For any group or organisation who wish to take an active part in the Inquiry, the opportunity is available to apply for what is known as Rule 6 status. Although unusual, there is also scope for interested individuals to take part on the same basis. Rule 6 status means that

you would be able to present your evidence on a formal basis and cross examine the evidence of others. You can find guidance at the following link:

<https://www.gov.uk/government/publications/apply-for-rule-6-status-on-a-planning-appeal-or-called-in-application>

Arrangements for the Inquiry are currently being finalised by the Planning Inspectorate. These will include a pre-Inquiry conference call with the lead parties to deal with procedural and administrative matters, including how the evidence will be heard. As a Rule 6 party, it is anticipated that you would also be a part of that process. If, having read the above guidance, you wish to apply for Rule 6 status and/or have any related questions, you should contact the Planning Inspectorate immediately. If you are interested but are unable to access the guidance electronically, again, you should contact the Planning Inspectorate who will try and assist.

If, having read the above guidance, you wish to apply for Rule 6 status it is essential that you contact the Planning Inspectorate immediately.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to:

Holly Dutton
The Planning Inspectorate
Room 3J
Temple Quay House
2 The Square
Bristol
BS1 6PN

All representations must be received by 3 August 2021. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection on Wiltshire Council's website. Please use the link below to view the documents:

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014ewzL>

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

- *For consideration.*

8. Westbury Incinerator Planning Application

Further to the Council (Planning) Meeting held on 18 November 2020 (Minute PL 55/20) when this application was discussed, Wiltshire Council's Strategic Planning Committee has approved the plans. Wiltshire Climate Alliance is asking Corsham Town Council to endorse the letter below (personalized by CTC Officers) to the Secretary of State asking him to "call in" the proposal.

We are writing to you to ask that the Northacre Renewables planning application (Wiltshire Council reference number 20/06775/WCM) to construct and operate a 243,000te commercial waste incinerator is called in for review by your Planning Casework team. It has recently received approval by Wiltshire Council in spite of it breaching a number of Council Policies.

While the plant may not be considered by you to be a nationally significant one, it has a number of features that make it so. Additionally, there was a suggestion from the Prime Minister's office that they would prefer that the decision be made at a local level. The application received virtually no support from the local community (six people in favour) with over 2,000 individuals and 18 parish and town councils representing a population of some 100,000 people, against the proposal. Approval at local level simply does not exist.

It is significant for two reasons.

Firstly, Arla Foods has a building immediately adjacent to the site that employs some 250 local people producing, among other things, Anchor butter and dried milk for use in commercial bakeries. Its products are made from local Wiltshire milk and secondary employment from milk production in the county amounts to another 1,500 people and is the livelihood of at least 50 local farms. It is also an international company with business in many parts of the world.

There is a risk that the incinerator could contaminate the products through fine particulate penetration of the building.

Arla will certainly be speaking for themselves on this matter, but our concern is that, if there is a risk to their product, they abandon the site, as the incinerator will be present for at least 25 years. This will bring about a local employment crisis not only at the plant but also throughout the county on farms and local transport. This will not be offset by the 40 people employed on the incinerator. As local councils we believe that this is not a risk the county should be taking simply for the benefit of one company.

The second issue is one of climate impact. Government has committed to a reduction of 68% in emissions by 2030 and 78% by 2035. This plant will only have been operating for five years by 2030. If built it will be emitting between 150,000 and 300,000 tonnes of CO₂ per year, the equivalent of 100,000 to 200,000 cars on Wiltshire roads. If such a plant is allowed to be built it will be seen as a failure by the British Government at COP26, where it is vital that strong leadership is demonstrated.

- *For consideration.*

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