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11 March 2021

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held online via MS Teams on Wednesday 17 March 2021 at 7.30pm. To take part in the meeting, click [here](#) or email [kgilby@corsham.gov.uk](mailto: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](mailto: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

### CHIPPENHAM PARISH

1. [21/01463/FUL](#) Phase 5, Land at Hunters Moon - Full Planning Application for residential development, associated parking, public open space, landscaping, access, drainage works and associated infrastructure.

2. [21/01465/REM](#) Phase 4A, Land at Hunters Moon - Reserved Matters for 4 homes forming Phase 4A of Hunters Moon. Consent is sought for all outstanding matters relating to this area, comprising layout, scale, appearance, materials and landscaping.  
*Note: the plans cannot currently be viewed. This has been queried with the case officer.*

### **CORSHAM NESTON WARD**

3. [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 PICKWICK WARD**

4. [20/10431/ADV](#) Abacus House, Unit 4, Newlands Road - Advertisements on the windows.
5. [21/02011/TCA](#) Moxhams, Newlands Road - Re-pollard 2 Willow Trees and Reduce Prunus by up to 3 Metres Extending Over Road.
6. [21/02031/TCA](#) Home Close, Newlands Road - Fell 2 Elder and 1 Ash Tree.
7. [21/02018/TCA](#) Wyvern House, Newlands Road – Tree works see schedule.
8. [21/02385/TCA](#) The Lodge, 6 Cross Keys - Fell 1 Leyland Cypress Hedge (T1) and 2 Lawson Cypress Hedges (T2).
9. [21/01822/FUL](#) Freshfields, 15 Woodlands - Proposed single-storey front extension.
10. [21/01891/FUL](#) 1 Martingate Centre, Post Office Lane - Proposed replacement refrigeration plant and general building up-keep works.
11. [21/02493/TCA](#) The Rectory, Newlands Road - Remove 1 Conifer Hedge (G1), reduce Maple, 2 Whitebeam, and 1 unknown species back to previous pruning points (T1 - T4), 3 metre height reduction to 1 Bay Tree (T5), 1 metre reduction to 1 Apple Tree (T6), fell 1 Greengage Tree and 1 Apple Tree (T8 & T9), fell 1 Hedge (H3).

## CORSHAM TOWN WARD

12. [20/09800/CLE](#) Lanyon Thingley Cottage Farm, north to C150 crossroads, Thingley - Proposed existing lawful use as a single dwelling, 3 No. ancillary outbuildings and residential curtilage.
13. [21/01170/FUL](#) 5 Broadstone - Proposed single-storey rear extension.
14. [21/01899/TPO](#) 53 Brook Drive - Fell 1 Ash Tree (T1).
15. [21/01799/FUL](#) 16 Hastings Road – Two-storey rear extension.
16. [21/01407/FUL](#) 52 Beechfield Road - Construction of aluminium framed greenhouse in back garden.
17. [21/02088/TCA](#) 4 Paul Street - Fell 1 Goat Willow.
18. [21/00758/FUL](#) 8 Paul Street - Conversion of loft, including changing of roof from hipped to a gable, new dormer windows to front and rear elevations. Removal of stone gate post to improve access.
19. [21/02437/TCA](#) Jargeau Court, Grove Road - Crown raise 2 Birch Trees to 3 metres from ground level (T2 & T3), remove basal epicormics and stem epicormics to 2 metres from 2 Lime Trees (T4 & T5).

### 6. Amended/Additional Plans

## CORSHAM TOWN WARD

1. [21/02330/PNCOU](#) Units 1, 2 and 3, The Old Brushworks, 56 Pickwick Road - Prior Notification under Class O for a proposed conversion of existing office premises to create 9 one bed residential studio apartments with 9 parking spaces and associated storage for refuse, recycling and secure bicycle storage.

Note: This application is for determination as to whether the prior approval of the local planning authority will be required for the following matters only:

[Class O – offices to dwellinghouses]

- (a) transport and highways impacts of the development,

- (b) contamination risks on the site,
- (c) flooding risks on the site, and
- (d) impacts of noise from commercial premises on the intended occupiers of the development
- (e) the provision of adequate natural light in all habitable rooms of the dwellinghouses.

*Note: Plans for a Proposed Conversion of Existing Offices to Residential Use to Create 4no. Flats and 5no. Duplex Studios and Associated Parking, Refuse and Recycling Storage and Secure Cycle Storage. were considered by CTC on 18.11.20. Decision - Resolved: to object on the grounds that the proposal would have adverse effects in terms of transport and highways due to insufficient parking being provided on site which would have a knock-on effect to on-street parking on Pickwick Road which was already busy and congested; that it would not be possible for two cars to pass each other to reach the parking that is provided for units 2-8 leading to potentially dangerous manoeuvres and that the space for unit 1 would either have to be reversed into or out of. Concerns were also raised regarding the removal of refuse from the site and regarding the levels of natural light into the units.*

## 7. Decisions

### (1) Approvals

#### **CHIPPENHAM PARISH**

1. 20/02511/REM Land at Showell Farm - Application for the approval of reserved matters (on appearance, landscaping, layout and scale) for the delivery of employment development comprising 50,000sqm incorporating Class B1(b), Class B1(c), Class B2 with ancillary B1(a), Class B8 and ancillary B1(a) uses including means of access, car parking, servicing and associated landscaping and works (pursuant of Outline Application N/13/00308/OUT).

#### **CORSHAM GASTARD WARD**

2. 20/10887/FUL 20, Gastard - Erection of a balcony and lean-to canopy.

## **CORSHAM PICKWICK WARD**

3. 20/11058/FUL 55 Buckthorn Row - Proposed extension and conversion of existing garage to provide accommodation for dependant relative.
4. 20/09466/FUL Home Farm, Hartham Lane - Erection of new farmworker's dwelling.

## **CORSHAM TOWN WARD**

5. 20/10787/VAR 6 Broadmead - Variation of Condition 04 of planning permission 18/10997/FUL (Single storey extension replacing existing garage) to amend the design of the extension.
6. 20/10789/FUL 15 Ludmead Road - Erection of conservatory.
7. 20/11187/FUL 18 Edridge Place – Two-storey side extension.

### (2) Refusals

There are none for this meeting.

### (3) Withdrawn

There are none for this meeting.

## 9. **Draft Revisions to the National Planning Policy Framework and new draft National Model Design Code Consultation.**

Details can be found at <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>

The consultation closes at 11:45pm on 27 March 2021.

### *i) In response to the draft revisions to the National Planning Policy Framework below is a draft response for discussion:*

*Recent changes to the National Planning Policy Framework state that any Neighbourhood Plan over two years old can be disregarded if the county's land supply for housing falls short of five years. Wiltshire's official figure is 4.56 years as at December 2020.*

*Corsham Town Council strongly recommends the following changes be made to the NPPF:*

- 1. Drop off the NPPF Section 14 requirement that, to be taken into consideration, Neighbourhood Plans must be less than two years old;*

- 2. Remove the changes to the definition of planning areas that in Wiltshire's case has made the whole unitary authority the planning area in place of more meaningful sub-divisions;*
  - 3. Reverse the changes to the methodology for the calculation of land supply for housing which have so tipped the control of the calculation into the hands of developers;*
  - 4. Enable local authorities to take reasonable measures against developers who are failing to deliver agreed housing plans across multiple sites so that these delays do not become part of the five-year land supply shortfall.*
- ii) As there have been no comments from Members on the new draft National Model Design Code this matter will be discussed at the meeting.*
- For discussion/approval.*

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