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12 December 2019

Dear Councillor

You are hereby summoned to attend a meeting of the Council (Planning) on Wednesday 18 December 2019 at 7.30pm in the Council Chamber at the Town Hall.

Yours sincerely

David J Martin
CHIEF EXECUTIVE

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. [19/11461/REM](#) Rowden Park – Crest Nicholson South West Phase 2, Patterdown Road, Chippenham – Application for the approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 52 dwellings, public open space, car parking and associated infrastructure, together with landscaping as part of Phase 2 of development at Rowden Park.

CORSHAM GASTARD WARD

2. [19/11283/FUL](#) Moonraker Farmhouse – Rear extension to dwelling.

CORSHAM PICKWICK WARD

3. [19/11529/TCA](#) Methuen Arms Hotel, High Street – 40% crown reduction to two Sycamore Trees (T1 and T2), fell one Sycamore Tree and one Eucalyptus Tree.
4. [19/11564/TCA](#) 80 High Street – Fell one Hazel Tree.
5. [19/11468/TCA](#) 5 Academy Drive – Remove 10 small/medium branches from left-hand side of Sycamore (T1), remove eight small/medium branches from right-hand side of Sycamore (T2), remove first branch of lower limb at fork from Beech, and reduce 3rd, 4th and 5th limbs by up to 2 metres (T3), 2 metre reduction to Sycamore to provide clearance from neighbouring building (T4).

CORSHAM TOWN WARD

6. [19/10583/FUL](#) 11 Mansion House Mews – Erect a garden shed in the back garden to size 1250mm x 1860mm and 2300mm high.
7. [19/11416/FUL](#) 2 Brakspear Drive – First floor extension to front of house.
8. [19/10375/VAR](#) The Corsham School, The Tynings – Variation of Condition 2 (approved plans) for application 17/09714/FUL) *Note: deferred from the previous meeting.*
9. [19/10993/FUL](#)
[19/11435/LBC](#) 6 Pound Pill – Extension and internal alterations.
10. [19/10949/FUL](#) 76 Pickwick Road – Proposed garden room at end of the garden. Demolish existing garage and shed. (Resubmission of 19/00888/FUL). *Previous plans considered at CTC Meeting on 13.02.19. Decision - Resolved: to recommend refusal of the application due to concerns that the height of the proposal could have a detrimental effect on adjoining properties and those behind. The Town Council would also like to ensure that the residents of Brunel Close were consulted.*

5. Amended/Additional Plans

CORSHAM WEST WARD

1. [19/07824/WCM](#) Land to the North of the Rudloe Water Treatment works, Bath Road – Construction of a new inclined mine entrance from the surface into the existing permitted mine workings, and the construction of ancillary surface facilities including new cutting shed/workshop, block storage area, alterations to existing vehicular access and landscaping at land rear of Rudloe Firs, Bath Road, Corsham. (Re-consultation - additional information detailing the extend of the existing

mine and ownership, and addressing responses received (including those relating to noise, drainage and highways).)

Original plans considered at CTC Planning Meeting on 21.08.19 Decision - Resolved: that the Town Council felt they could not make a decision on the application at this time. It would like to request further information on the extent of the mining activity and potential noise and disturbance, and a carbon footprint assessment; further detail on projected traffic movements and impact on the A4; would like to see an Environmental Impact Assessment; would seek clarity on the site's proximity to the Cotswold AONB; potential impact on housing above any mining activity and were concerned that site notices had not been placed in the vicinity of the proposal.

Amended Plans were considered at CTC Planning Meeting on 27.11.19. Decision - Resolved: to recommend refusal of the application on the grounds that although the applicant has undertaken a bat ecological assessment there is no mention of the Corsham Batscape Strategy, the proposal is therefore contrary to Corsham Neighbourhood Plan policies ED1 and E1. The proposal is also contrary to Corsham Neighbourhood Plan Policies E3, E4 and HW1. The proposal would have a detrimental impact on the amenity of the surrounding residential properties, concerns regarding highway impact and safety, uncertainty over the numbers of HGVs entering and leaving the site. Concerns over nearby ground subsidence, noise and vibration concerns, increased lighting and noise pollution, concerns over the loss of trees and ecological habitat, concern that the core samples may not have been taken at this site.

6. Decisions

(1) Approvals

CORSHAM GASTARD WARD

1. 19/09948/FUL 1A Lanes End – Proposed Oak-framed garage.

CORSHAM NESTON WARD

2. 19/09323/FUL 7 Damy Green – Extension and alterations to existing garage and associated works.
3. 19/10094/FUL 16 Moor Green – Proposed alteration to existing rear dormer window and additional roof windows to front and rear elevation.

CORSHAM PICKWICK WARD

4. 19/10500/TCA 3 Academy Drive – 30% crown reduction to two Holm Oak Trees.
5. 19/10597/TCA Corsham Court – Works to trees in a Conservation Area.

CORSHAM TOWN WARD

6. 19/10018/TCA Corsham Cricket Club – Works to trees in a Conservation Area.
- * 7. 19/10354/OUT 1 South Street – New two-storey house to replace existing outbuilding in the garden.
8. 19/10483/TCA Easton Court Farm, Lacock Road – 30% crown reduction to Walnut Tree (T1).
9. 19/10738/TCA The Chapel, 15A Pound Pill – 20% crown thin and 20% crown reduction to Bay Tree.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

There are none for this meeting.

(4) Void

There are none for this meeting.

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