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

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12 November 2020

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held online via MS Teams on Wednesday 18 November 2020 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. [20/08831/FUL](#) Land North East of 2 Westwells – Variation of Condition 4 and removal of Condition 6 of application 20/02614/FUL (Erection of dwelling together with associated works).
2. [20/09284/FUL](#) Dickens House, Upper Potley - Proposed single storey rear extension with roof terrace.

CORSHAM PICKWICK WARD

3. [20/09203/TCA](#) 2 Field House, Pickwick – 2.5 metre reduction to limbs on north side of Walnut Tree.
4. [20/09805/PNCOU](#) Units 1, 2 and 3 , The Old Brushworks, 56 Pickwick Road - Prior Notification under Class O 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.

CORSHAM TOWN WARD

5. [20/08758/FUL](#) 17 Paul Street – Single-storey rear extension.

5. Amended/Additional Plans

CORSHAM TOWN WARD

1. [20/03234/FUL](#) Land off Potley Lane – Erection of 13 dwellings with associated works.

Previous plans considered by CTC and collated comments sent to Wiltshire Council on 04.06.2020: 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.

6. Decisions

(1) Approvals

CORSHAM PICKWICK WARD

1. 20/07506/FUL 1 Buckthorn Row – Single-storey extension to rear of dwelling.

CORSHAM TOWN WARD

2. 20/02575/LBC The Masters House, Pound Pill – Removal of small sections of plaster to reveal beams and lintels to allow asbestos testing and micro resistance drilling to test for and determine extent of suspected rot and damage to the structure of the room.
3. 20/06736/FUL 110 Brook Drive – Garage conversion to playroom.
4. 20/07704/FUL Holly Tree House, Pound Pill – Extension of utility room to create suitable space for a biomass wood pellet store and conversion of existing flat roof to sloping.
5. 20/06922/FUL 21 Woodborough Road – Demolition of existing garage and outbuilding and construction of new two-storey extension. New side path.
6. 20/07668/FUL 2A Paul Street – Proposed demolition of existing attached side extension and erection of replacement extension.

CORSHAM WEST WARD

7. 20/07413/TPO 2 Echo Close – 1.5 metre height reduction and 1 metre lateral reduction to Beech Tree (T1).
8. 20/07412/TPO 3 Echo Close– 1.5 metre height reduction and 1 metre lateral reduction to Beech Tree (T1).
9. 20/06308/FUL 2 Travellers Rest, Bradford Road – Proposed conversion of existing garage to create a single bedroom dwelling.

(2) Refusals

CORSHAM NESTON WARD

1. [20/04247/FUL](#) New Grove Farm, Lypiatt – Conversion of Dutch barn to dwelling at Newgrove Barns.

(3) Withdrawn

There are none for this meeting.

7. Significant Applications in the Wider Wiltshire Area

The Town Council has been asked by a Westbury resident to consider the following application as it relates to our carbon reduction aims:

WESTBURY

1. [20/06775/WCM](#) Northacre Energy from Waste Facility Stephenson Road Northacre Trading Estate Westbury - Amended energy from waste facility to that consented under Planning Permission 18/09473/WCM.

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