



---

---

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

Tel: 01249 702130

Email: [towncouncil@corsham.gov.uk](mailto:towncouncil@corsham.gov.uk)

[www.corsham.gov.uk](http://www.corsham.gov.uk)

26 September 2019

Dear Councillor

You are hereby summoned to attend a meeting of the Council (Planning) on Wednesday 2 October 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

#### CORSHAM GASTARD WARD

1. [19/08741/FUL](#) 2 Velley Hill – Two-storey rear extension.
2. [19/08740/FUL](#) 1 Velley Hill – Rear extension.

#### CORSHAM NESTON WARD

3. [19/08479/FUL](#) 17 Elley Green – Proposed new roof with dormer at rear and rooflights at front for loft conversion.
4. [19/08369/FUL](#) 14 Greenhill – two-storey extension with porch.

#### CORSHAM PICKWICK WARD

5. [19/09245/TCA](#) Lancefield Place – 30% reduction to Cedar Atlantica.

6. [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.
7. [19/08392/FUL](#) 5 Martingate Centre – Change of Use of Unit 5 (Martingate Centre) from retail (A1) to Sui Generis; and Change of Use of Unit 2 (Martingate Centre) from beauty salon (Sui Generis) to retail (A1).

#### **CORSHAM TOWN WARD**

8. [19/09218/TCA](#) 27 Alexander Terrace – Reduce Norway Spruce and Pine Tree to four metres height, 50% height reduction to Leylandii Hedge.
9. [19/09175/TCA](#) The Rookery, Lacock Road – Fell one Purple Plum, 25% thin to one Norway Maple and reduce Hornbeam back to previous pruning points.

#### 5. Amended/Additional Plans

There are none for this meeting.

#### 6. Decisions

##### (1) Approvals

#### **CORSHAM GASTARD WARD**

1. 19/07641/TCA 21 Gastard Lane – Crack Willow – fell to ground level.
2. 19/07519/FUL 14 Coppershell – Removal of existing utility room to the rear of the property and construction of new single-storey extension to the rear of the building to provide additional kitchen space and new WC.

#### **CORSHAM NESTON WARD**

3. 19/07417/VAR MOD Corsham, Westwells Road – Variation of condition 2 of 16/07123/FUL to allow revised landscaping scheme. (Resurfacing of existing car park, new control barrier to existing site access, new site landscaping and lighting with increase of parking spaces to 300 spaces.)
4. 19/06783/FUL 33 The Stoneworks – Raised timber deck bridging passage down the side of the house.

#### **CORSHAM TOWN WARD**

- \* 5. 19/07513/FUL 12 Alexander Terrace – First floor and single-storey rear extension.
6. 19/07570/FUL 68 Pickwick Road – Replacement of conservatory with single-storey rear extension and conversion of existing garage.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

There are none for this meeting.

(4) Void

There are none for this meeting.

7. **Proposed Reforms for Permitted Development Rights to Support the Deployment of 5G and Extend Mobile Coverage.**

Ministry of Housing, Communities and Local Government and the Department for Digital, Culture, Media and Sport are consulting on the principle of amending permitted development rights to grant planning permission for mobile infrastructure to support deployment of 5G and extend mobile coverage, and the circumstances in which it would be appropriate.

Further details are available from <https://www.gov.uk/government/consultations/proposed-reforms-to-permitted-development-rights-to-support-the-deployment-of-5g-and-extend-mobile-coverage>. The consultation closes on 4 November 2019.

- For information/comment.

8. **Wiltshire Housing Site Allocations Plan – Consultation on Further Main Modifications.**

Following the Examination in Public (April 2019) the Inspector wrote to Wiltshire Council on 10 June 2019 with his post-hearing findings and advice. In response to his letter the Council is now consulting on a Schedule of Further Main Modifications (FMMs).

When considering the FMMs, the starting point is the submitted Plan (WHSAP/01) as amended by Wiltshire Council's Schedule of Proposed Changes (EXAM/01). Together, these documents represent the basis upon which the Examination has been conducted. The FMMs arise from the matters that have been examined through the Hearing sessions including information set out in Position Statements and Statements of Common Ground (SoCGs).

Consultation is principally being undertaken on those modifications that have not previously been consulted on through the Schedule of Proposed Changes last year. Therefore, the Schedule does not include, for example, the deletion of sites at Crudwell and Market Lavington.

Consultation on the Schedule of FMMs, along with the Revised Sustainability Appraisal and updated Addendum to the Habitats Regulations Assessment are published for consultation for a six week period of consultation from **9 am, Thursday 12 September until 5pm, Friday 25 October 2019.**

**Availability of Documents**

The consultation documents are as follows:

- Schedule of Further Main Modifications to the draft Wiltshire Housing Site Allocations Plan (EXAM/33);
- Revised Sustainability Appraisal Report Non-Technical Summary - August 2019 (EXAM/34);
- Revised Sustainability Appraisal Report - August 2019 (EXAM/35);
- Sustainability Appraisal Report Annex III – August 2019 (EXAM/36); and
- Updated Addendum to the Habitats Regulations Assessment – August 2019 (EXAM/37).

## **Reference Documents**

- Wiltshire Housing Site Allocations Plan – Submission Version July 2017 (WHSAP01); and
- Schedule of Proposed Changes – September 2018 (EXAM/01);

**Please note:** WHSAP/01 and EXAM/01 listed above are for **reference purposes only** as they have been consulted on previously and are not themselves therefore part of this consultation.

The current consultation documents can be viewed at: <http://www.wiltshire.gov.uk/planning-housing-sites-examination> and can also be viewed during normal opening hours at Wiltshire Council Libraries and the Council's main offices at:

- Monkton Park, Chippenham Wiltshire SN15 1ER;
- Bourne Hill, Salisbury, SP1 3UZ;
- County Hall, Bythesea Road, Trowbridge BA14 8JN;

## **How to Submit Comments**

A guidance note on the consultation is available at the above locations. Comments are only invited on the 'soundness' and legal compliance of the FMMs.

For completeness, comments are also invited on the Revised Sustainability Appraisal, the updated Addendum to the Habitats Regulations Assessment and the minor amendments (i.e. changes that do not affect the soundness of the draft Plan) which are set out in the Appendix 1 (minor corrections to the site boundaries of three allocations and the settlement boundary for Ramsbury) and Appendix 2 (Additional Modifications) to the Schedule of FMMs.

**All representations to the Wiltshire Housing Site Allocations Plan made through the formal consultation in Summer 2017 and the formal consultation on the Schedule of Proposed Changes Autumn 2018 are currently before the Inspector and do not need to be repeated.**

We welcome your comments in writing (preferred method through direct input via the portal/email) by **5pm, Friday 25 October 2019** via the following means:

- Online via the council's consultation portal:  
[http://consult.wiltshire.gov.uk/portal/spatial\\_planning/sites\\_dpd/fmms/whsapfmms](http://consult.wiltshire.gov.uk/portal/spatial_planning/sites_dpd/fmms/whsapfmms)
- By email using the form available at: <http://www.wiltshire.gov.uk/planning-housing-sitesexamination> and returned to [spatialplanningpolicy@wiltshire.gov.uk](mailto:spatialplanningpolicy@wiltshire.gov.uk); or
- By post in writing to: Spatial Planning, Economic Development and Planning, Wiltshire Council, County Hall, Bythesea Road, Trowbridge, Wiltshire BA14 8JN.

Please note that copies of all comments will be made available to the public to view and therefore cannot be treated as confidential. Anonymous representations cannot be accepted. Please note that any comments using inappropriate language will also not be accepted or tolerated.

## **Next Steps and Further Information**

Once the consultation has ended, the Inspector will consider the further responses received and assess whether the comments on the FMMs alone raise any issues of 'soundness' or legal compliance before issuing his final report. Should you require further information on the consultation, please email: [spatialplanningpolicy@wiltshire.gov.uk](mailto:spatialplanningpolicy@wiltshire.gov.uk) or telephone 01225 713223.

- *For information/comment*

## 9. Copenacre Site

The Town Council has been contacted by Wiltshire Council's Residential Development Manager who wanted to inform us that Wiltshire Council will soon be taking ownership of a piece of land on the Copenacre development which has been designated for Affordable Housing.

The original intention of the land in lieu of housing was to develop an extra care scheme on the site. However, adult care strategies have since changed meaning that Wiltshire Council is now looking at a mixture of affordable housing for family and a smaller scale retirement living scheme.

Wiltshire Council is in very early planning stages and will soon be putting forward a pre-app for advice but wanted to let the Town Council know in case Councillors have any questions or comments about the development.

- *For information/comment*

## 10. Premises Licence Application

An application for live music and the supply of alcohol has been received by Wiltshire Council from Café Grounded. Music from 19.00 – 22.30 daily indoors (typically just one performance per month and mostly acoustic). Supply of alcohol on the premises from 8.00 - 23.00 daily.

- *For information/comment*

## 11. Corsham Neighbourhood Plan Referendum (*Minute PL 35/19*)

Further to the Planning Meeting on 21 August and the Neighbourhood Plan Steering Group Meeting on 19 September the plan for publicising the Referendum was discussed.

Ideas included:

Banners, posters and a leaflet would be produced to encourage residents to vote. The referendum would also be promoted through the website and press releases. It was important to stress the positive reasons for Neighbourhood Plans and it would be worth including the question that will be asked at the referendum. Information could also be disseminated through the Pickwick Association, Brook Drive residents and those who had expressed an interest in being kept up-to-date with progress on the Plan. The feasibility of a Royal Mail door-to-door leaflet drop would be investigated. There is an Area Board Meeting on 6 November which could provide an opportunity. Guidance for campaigners and Councillors including restrictions on publicity during the referendum period was discussed.

**Action:** KG to arrange for the banner/poster design and produce other promotional material.

**Action:** KG to send guidance to all Councillors and Steering Group Members.

**Action:** KG to investigate whether there was enough time to arrange a door-to-door leaflet drop.

**Action:** KG to let Councillors and Steering Group Members know when the referendum version of the Corsham Neighbourhood Plan was available online.

- *For comment/approval.*

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