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18 February 2021

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held online via MS Teams on Wednesday 24 February 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. **Pickwick Conservation Area Appraisal Consultation**

A representative from the Pickwick Association will be in attendance.

- *For information/discussion.*

5. Applications

**CORSHAM NESTON WARD**

1. [21/01011/FUL](#)  
[21/01642/LBC](#) 2 Wadswick Lane - Rear extensions and internal alterations.
2. [21/00981/LBC](#) 52 Westwells - Replacement windows.

**CORSHAM PICKWICK WARD**

3. [21/00894/FUL](#) 9 Bath Stone Crescent – Single-storey orangery style extension to rear elevation.
4. [21/01523/TCA](#) 13 Cross Keys - 30% Crown reduction to Lime Tree (T1); crown clean and up to 2 metre 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).

**CORSHAM TOWN WARD**

5. [21/00607/FUL](#) 6 Penleigh Close - Proposed single-storey rear extension and conversion of existing garage.
6. [21/00639/FUL](#) Thingley Sawmill, Thingley - Proposed demolition of existing workshop/storage building and erection of new residential dwelling with landscaping.
7. [21/01262/TCA](#) 14 Alexander Terrace - Fell one Goat Willow.

6. Amended/Additional Plans

**CORSHAM PICKWICK WARD**

1. [20/08255/FUL](#) Land to the North of Bath Road - Construction of an 80 Bedroom Care Home (Use Class C2), with associated access, parking, landscaping and site infrastructure.

*Note: The previous plans were considered by CTC on 28.10.2020. Decision: Resolved: to recommend refusal of the application in the strongest terms on the grounds that:*

- i) *The proposed site is inappropriate as it is outside the settlement boundary and the proposal would have a negative impact on both neighbouring properties and the Conservation Area.*
- ii) *The mass of the proposed built form would represent overdevelopment of the site.*

- iii) *The needs assessment is flawed as it does not take account of the extant permissions at Copenacre and Wadswick Green, or that there is capacity in the existing local care homes or the effects of the Covid-19 pandemic.*
- iv) *The design was felt to be inappropriate for the location.*
- v) *Drainage issues at the rear of the site.*
- vi) *Highways considerations including capacity on the A4 especially at peak times; the fact there is nowhere to wait to turn right into the site would cause issues on the A4 and the number of junctions in a very small section of the A4.*
- vii) *The parking provision was inadequate – only 32 spaces when there would be 65 staff on site daily at shift change times.*
- viii) *Increased pressure on existing infrastructure especially doctors and dentists.*
- ix) *Concern regarding the carbon footprint of the proposal.*
- x) *It was also felt that more could be achieved in terms of net gain for biodiversity.*

*The proposal was also felt to be contrary to the Corsham Neighbourhood Plan policies ED1 and HE1 and Housing Objective HK06. The application had not taken into account the Corsham Design Guide in respect of P83 ‘known flooding issue on the A4 next to Woodlands’; the development and road pattern should follow the ‘more open, suburban structure in the housing estates to the north and south’; the concerns of P86 that the ‘A4 takes a high volume of traffic and becomes congested at times’ which would be exacerbated by this proposal; P87 which deals with views and states ‘ensure views to the countryside are retained from the A4, through future development areas’ and with regard to parking ‘the A4 should be kept free of parked cars’ and that ‘parking courts are not appropriate in this area’.*

*The Town Council requested that the Wiltshire Councillor for the site call-in the application.*

2. [21/00778/FUL](#)

41 Queens Avenue - Extension to dwelling, garden wall, change of land to domestic curtilage (revised application)

*Note: The previous application [19/11826/FUL](#) was considered by CTC on 20.01.20. Decision – No objections be raised. The application was refused by Wiltshire Council for the following reason: The change*

*of use of the land and the proposed prominent siting of the boundary wall and extension would result in the loss of the open, landscaped character of the site and would form an incongruous and harmful addition to the street scene. This would harm the openness, rhythm and character of the wider streetscene, where existing boundary treatments are set back from the pavement edge. In addition, the proposal would result in an overbearing structure for the pedestrian users of the adjacent footpath. The development would therefore be at odds with the requirements of NPPF Paragraph 127 (a,b and e) and Paragraph 130, CP57 (iii and vi) of the Wiltshire Core Strategy and Policy HK02 of the Corsham Neighbourhood Plan.*

## 7. Decisions

### (1) Approvals

#### **CORSHAM GASTARD WARD**

1. 20/08567/LBC Quarrymans Cottage 15 Velley Hill - Proposed replacement of 3no. existing sub-standard windows to porch.
2. 20/10465/FUL 3 Ladbrook Lane - A two storey extension including all other associated works.

#### **CORSHAM NESTON WARD**

3. 20/06316/FUL Unit 29 Leafield Way - Extension to existing factory to allow increase in production of Covid testing kits plus erection of new storage and distribution centre (amendment to 16/05381/FUL).

#### **CORSHAM PICKWICK WARD**

4. 20/08357/TCA 23 Pickwick - 20% Crown reduction to Oak Tree.
5. 20/09203/TCA 2 Field House Pickwick - 2.5 metre reduction to limbs on north side of Walnut Tree (T1).

#### **CORSHAM TOWN WARD**

6. 20/11026/FUL 18 Cresswells – Single-storey side extension.
7. 20/11352/FUL 87 Broadmead – Single-storey rear extension.

### (2) Refusals

#### **CORSHAM GASTARD WARD**

1. 20/09979/FUL The Old Stables, Catherine Court Farm - Change of use of holiday let to residential dwelling.

(3) Withdrawn

There are none for this meeting.

8. **Local Plan Review Consultation**

To consider the draft response to the Local Plan Review Consultation - *to follow*.

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.

*Recommendation: that any comments be sent to the Finance and Planning Officer by 4 March so that she can draft a response for the consideration at the Planning meeting on 17 March.*

- *For consideration/approval.*

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