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24 August 2017

Dear Councillor

You are hereby summoned to attend a meeting of the Council (Planning) on Wednesday 30 August 2017 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/CHIPPENHAM/LACOCK PARISH

1. [17/07443/REM](#) Rowden Park, Patterdown Road – Application for the approval of reserved matters (appearance, landscaping, layout and scale) for on-site infrastructure including spine road entrance, pumping station, drainage and attenuation ponds, gas and utility services) in relation to outline planning permission [14/12118/OUT](#).

(Application 14/12118/OUT was considered by CTC Planning on 28.01.15. Decision - Resolved: the Town Council had no objections to the proposed development. Wiltshire Council may like to defer their decision until the Chippenham Site Allocations DPD has been finalised as recommended by Lacock Parish Council.)

CORSHAM NESTON WARD

2. [17/07636/FUL](#) Paddock View, Upper Potley – Proposed alterations to existing accommodation in roof area by raising roof line.
3. [17/07670/FUL](#) 3 Bakers Corner – Demolition of existing single-storey extension, garage and outbuilding and indirect replacement with a two-storey extension to the main house with a new parking area and minor changes to the garden.
4. [17/07056/FUL](#) 18 Elley Green – Timber cladding and window shutters to house, first-floor side facing window (amendment to [16/04166/FUL](#)).

(Application 16/04166/FUL was considered by CTC Planning on 25.05.16. Decision - Resolved: that no objections be raised.)
5. [17/07349/OUT](#) The Old Glove Factory, adjacent 25 Brockleaze – Demolition of redundant factory storage units and replacement with 10 No. new dwellings plus associated works and landscaping/ecological improvement scheme (resubmission of [16/09314/OUT](#)).

(Application 16/09314/OUT was considered by CTC Planning on 19.10.16. Decision – Resolved to support the application.)
6. [17/05307/CLE](#) Land adjacent Ridge Cottages, The Ridge – Certificate of Lawfulness for the use of the property for storing and maintaining vehicles, plant and machinery.

CORSHAM PICKWICK WARD

7. [17/07336/FUL](#) 1 Martingate Centre, Post Office Lane – Creation of murals on the western face of the Co-Op building in the Martingate Centre (facing the car park) and a side wall at the rear of the car park.
8. [17/07345/CLE](#) Annex Flat 9-10 Hartham – Certificate of Lawfulness for the change of use of ground floor to separate dwelling.

CORSHAM TOWN WARD

9. [17/07087/VAR](#) 14 Station Road – Variation of Condition 2 of [17/01911/FUL](#) relating to revised elevations.

Application 17/01911/FUL was considered by CTC Planning on 05.04.17. Decision – Resolved that no objections be raised.)

10. [17/07133/OUT](#) Brook Drive – Outline application for the erection of up to 31 dwellings following the demolition of 6 no. existing dwellings and associated access (all matters reserved except access) (Resubmission of [15/11544/OUT](#)).

(Application 15/11544/OUT was last considered by CTC Planning on 17.08.16. Decision - Resolved: that the Town Council strongly and unanimously recommends refusal of the application for the following reasons: exacerbation of flooding problems; creation of 18 additional traffic problems including highway safety; reduction in privacy as the site is elevated; unjustified Greenfield development; unsustainable impact on primary education and health service provision; environmental and ecological harm; creation of a harsh and highly visible manmade skyline; detriment to the landscape character; visual impact in terms of scale; poor and unsuitable design quality; overdevelopment with a very high housing density; non-compliance with Wiltshire Council Core Strategy Policies CP1, 2, 11, 50, 51, 52 and 57; exacerbation of problems with water run-off and foul water flooding; Corsham will already exceed Core Strategy housing targets; lack of adequately sized gardens; destruction of woodland and the soft green transition from town to countryside; destruction of habitat used by rare species of protected bats; causes fragmentation and isolation of natural habitats; outside of the settlement boundary; the land should be returned to its former state; the character and scale and design is out of keeping with the Broadmead Estate/Brook Drive; the site is excluded from Wiltshire Council's Core Strategy Draft Development Plan Document; the site is excluded from the emerging Corsham Neighbourhood Plan; affordable housing need will already be met by existing permissions granted within Corsham and the preparation of the site has destroyed an important wildlife corridor. There were concerns regarding possible contamination and instability of the land; environmental health concerns regarding noise; concerns over the viability of the accesses to the scheme especially the two for two dwellings which seem inadequate for refuse and emergency vehicles; Wiltshire Council can now demonstrate a five-year housing land supply so this proposal is unnecessary. When the application is considered by Wiltshire Council members from the Town Council would attend to reinforce its position. The application was refused by Wiltshire Council but allowed on Appeal.)

11. [17/07442/TCA](#) Ash Villa, 5 Pound Pill – Fell one Ash Tree.
12. [17/07441/FUL](#) 32 Pickwick Road – Single-storey rear extension to enlarge kitchen.

13. [17/06118/FUL](#) 42 Brakspear Drive – Retrospective application for erection of level rectangular decking in main section of garden.
14. [17/07712/FUL](#) 39 Cresswells – To form 1 no. new garage in a portion of un-used garden that abuts the existing highway and is adjacent to an existing row of garages.

5. Amended/Additional Plans

There are none for this meeting.

6. Decisions

(1) Approvals

CORSHAM GASTARD WARD

1. 17/05430/FUL Redmans, Chapel Knapp – The erection of a replacement detached two bay garage.

CORSHAM PICKWICK WARD

2. 17/06400/TCA Ivy House, 2 Priory Street – 30% reduction to Magnolia and up to one metre reduction to sides.
3. 17/04940/FUL 12 Kings Avenue – Erection of new build dwelling – infill house.
4. 17/05012/CLP 46 Park Lane – Certificate of Lawfulness for proposed single-storey side and rear extension. Dormer window to rear elevation. Loft conversion. Detached garage.

CORSHAM TOWN WARD

5. 17/05434/FUL 11 Brook Drive – Single-storey mono pitched extension.

(2) Refusals

CHIPPENHAM PARISH

- * 1. 16/06790/FUL Land at Methuen Park – Proposed erection of 66 dwellings, formation of access road, open space, landscaping and associated works.

CORSHAM TOWN WARD

2. 17/06098/FUL 15 Dicketts Road – Two one-bedroom houses with associated parking.

(3) Withdrawn

There are none for this meeting.

(4) Void

There are none for this meeting.

7. Corsham Neighbourhood Plan Update

The Chief Executive and Administration Officer will update the Council on the progress of the Corsham Neighbourhood Plan.

8. Planning Meetings Without Paper Plans

To discuss how the new system is working.

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