

**Minutes of the Council (Planning) Meeting held at the Town Hall on  
Wednesday 1 August 2018**

**Present** Councillor S Abbott (Chairman)  
Councillors Miss T Alberga, P Anstey, N Farmer, C Fuller, M Jackson,  
D Jones, R Le-Var, S Moysey, Mrs G Sanders, R Taylor, Mrs M Wakeman,  
and Mrs A White.

**In Attendance** Mrs K Gilby (Administration Officer)

**PL 24/18 Apologies**

Apologies were received from Councillors Ms L Bray, Mrs R Hopkinson,  
D Jarman, J Maloney and N Pocock.

**PL 25/18 Public Question Time and Petitions**

Three members of the public asked that the Council recommend refusal of applications 18/05846/FUL and 18/06249/LBC – 57 High Street - Proposed Change of Use from A1 (Retail) to A5 (Hot Food Takeaway – Fish and Chip Shop). Reasons included that there were already more than enough takeaways in the town; inappropriate use in the most attractive part of the High Street which could be detrimental to other local businesses; concerns regarding noise and odours; negative impact on traffic and parking; concerns regarding environmental health with regard to the storage and removal of waste which would have to come through the premises as there was no side or rear access, and fire safety concerns.

One member of the public asked that the Council recommend refusal of amended application 18/04465/FUL – 42 Brakspear Drive - Rear single-storey extension. Demolish existing garage and rebuild larger garage to front with extension over to create extra living space. Reasons included that the amendments were not sufficient to deal with the concerns raised and that the proposal would still be overbearing and out of proportion.

**PL 26/18 Declarations of Interest**

Councillor S Moysey declared a non-pecuniary interest in amended application 18/04465/FUL – 42 Brakspear Drive - Rear single-storey extension, demolish existing garage and rebuild larger garage to front with extension over to create extra living space, as an acquaintance of the applicant. He remained in the room during the discussion and decisions on the item.

Councillor N Farmer declared a non-pecuniary interest in applications 18/06537/FUL and 18/06640/LBC – Rear of 42 High Street – Small housing development and improvement works to the rear of 42 High Street. Consisting: 1. Removal of 1no. existing outbuilding 2. Re-cladding/enhancement of existing single-storey rear stone extension. 3. Conversion of existing outbuilding into extension of Rose Cottage. 4. Provision of 3no. new dwellings (1no. new build and 2no. change of use within existing land), as he lives close to the site. He remained in the room during the discussion and decisions on the item.

## PL 27/18 Applications

### CORSHAM GASTARD WARD

#### [18/06781/FUL](#)

Timberleaze, 4 Chapel Hill – Demolition of a section of the existing two-storey extension and the existing conservatory. Erection of a single-storey and a two-storey extension including roof lights. Insertion of a new dormer to the original house, new windows and doors in original and modified openings.

*Resolved: that no objection be raised.*

#### [18/06786/FUL](#)

Timberleaze, 4 Chapel Hill – Construction of a new garage and carport including new outside parking spaces. Demolition of existing garage building and timber shed. The site entrance is moved along the east boundary towards the north side of the site.

*Resolved: that no objection be raised.*

### CORSHAM PICKWICK WARD

#### [18/05846/FUL](#) [18/06249/LBC](#)

57 High Street – Proposed Change of Use from A1 (Retail) to A5 (Hot Food Takeaway – Fish and Chip Shop).

*Resolved: that the applications be refused on the grounds that the proposed use was out of keeping with this mainly residential part of the historic High Street and would be detrimental to the amenities of adjoining properties. Also on the grounds that the proposal raised many environmental concerns including noise and odour; lack of appropriate access for the removal of any waste, concerns over storage of waste; fire safety concerns and inadequate drainage. The proposal would lead to increased traffic and parking problems and would have a negative impact on other businesses in the vicinity.*

*The applications have been called in by Councillor Mrs R Hopkinson.*

[18/06537/FUL](#)  
[18/06640/LBC](#)

Rear of 42 High Street – Small housing development and improvement works to the rear of 42 High Street. Consisting: 1. Removal of 1no. existing outbuilding 2. Re-cladding/enhancement of existing single-storey rear stone extension. 3. Conversion of existing outbuilding into extension of Rose Cottage. 4. Provision of 3no. new dwellings (1no. new build and 2no. change of use within existing land).

*Resolved: that whilst the Town Council is not opposed to a limited residential development on the site this proposal be refused on the grounds that its density would still represent overdevelopment of the site and be detrimental to neighbouring properties and the setting in the conservation area especially with regard to the new build property.*

[18/06523/FUL](#)

11 Woodlands – Single-storey extension to rear to form larger kitchen.

*Resolved: that no objection be raised.*

[18/06637/FUL](#)

Nos. 39 to 61 Odds, Dickens Avenue – The provision to 2 no. bespoke bin stores to the front elevation of the block of flats to service nos. 39-61 Dickens Avenue.

*Resolved: that no objection be raised to the provision of bin stores to service the flats. Concerns were raised regarding the quantity of bins - it was felt that if it were one bin per flat that residents would have a greater sense of ownership and responsibility for them; the orientation of the bin stores to the road means that the bins themselves will always be visible from the highway – we would suggest turning them 90 degrees so that they are less visually intrusive and easier for residents to access; the proposed materials were not aesthetically pleasing.*

*That these observations also be passed to Greensquare.*

[18/06234/FUL](#)

18 Meriton Avenue – Change of Use of land adjacent to 18 Meriton Avenue from Sui Generis Use to Use Class C3.

*Resolved: that no objection be raised. The Town Council would welcome a condition that limits the height of the hedge to 1.8 metres and also a condition that use of this land is restricted to residential garden.*

## CORSHAM TOWN WARD

[18/06449/FUL](#)

80 Pickwick Road – Replacement of existing side porch and construction of new two-storey extension to the side of the property and associated internal and external works. Replacement of roof and front wall of existing garage and conversion of it into a study and gym. New garage roof to be higher than existing. Alteration to front garden to provide additional car parking spaces.

*Resolved: that no objection be raised. The Town Council would welcome a condition that use of the study and gym must be contemporaneous with the main dwelling.*

[18/06183/FUL](#)

53 Pickwick Road – Change of Use from dental practice to residential.

*Resolved: that no objection be raised. The Town Council was concerned at the loss of a dental practice in the town at a time when the population was increasing and dentists are in short supply.*

[18/06169/ADV](#)

Springfield Community Campus – Installation of external advertising at Springfield Community Campus.

*Resolved: that the application for commercial advertising be refused on aesthetic grounds as detailed in Corsham Civic Society's objection to the proposal. It was also observed that the plans seemed to be incomplete lacking detail on locations 2 and 6.*

[18/06170/FUL](#)

18 Kinneir Close – Single-storey extension to extend the existing kitchen/dining area. Mono-pitched roof clad in slate to match existing. Extension built in reconstituted Cotswold stone to match existing.

*Resolved: that the plans contained insufficient information for the Town Council to make a decision especially regarding the proximity of the proposal to the neighbouring property.*

[18/06029/FUL](#)

16 Partridge Close – Change of Use of land from formal landscape to residential garden.

*Resolved: that the application be refused on the grounds that the proposal would be detrimental to the visual amenity of the area. The Town Council feels that a low hedge would be more in keeping with the open aspect of the surroundings.*

**PL 28/18 Amended/Additional Plans**

**CORSHAM TOWN WARD**

[18/04465/FUL](#) 42 Brakspear Drive - Rear single-storey extension. Demolish existing garage and rebuild larger garage to front with extension over to create extra living space.

*Resolved: that no objection be raised subject to the concerns of the neighbour being addressed. Sufficient alterations have not been made in these revised plans to alleviate the concerns of the neighbour as detailed in their letters of objection.*

**PL 29/18 Decisions**

(1) Approvals

**CORSHAM PICKWICK WARD**

18/04648/FUL Parkside, 36 High Street – Erection of summer house (retrospective).

18/04410/LBC Pickwick Cottage, 17 Pickwick – Internal alterations to first floor to create bathroom and wardrobe.

**CORSHAM TOWN WARD**

18/03768/FUL 3 Charlwood Road – Proposed conservatory to side extension.

18/04466/FUL 14 Brook Drive – Proposed two-storey rear extension (resubmission of 174/04378/FUL).

(2) Refusals

**CORSHAM TOWN WARD**

18/04691/FUL 105 Broadmead – Retrospective application for erection of 2m high timber fencing adjacent to highway.

(3) Withdrawn

There were none for this meeting.

(4) Void

There were none for this meeting.

**PL 30/18 Tree Preservation Order**

Land at Showell Nursery, Showell, Chippenham

Wiltshire Council has written to confirm the above Tree Preservation Order.

*Resolved: that the Tree Preservation Order be noted.*

**PL 31/18 Permitted Development for Shale Gas Exploration**

The Ministry of Housing, Communities and Local Government is consulting on the principle of granting planning permission for non-hydraulic shale gas exploration development through a permitted development right, as introduced through the 17 May 2018 joint Written Ministerial Statement on Energy Policy.

Full details are available at

<https://www.gov.uk/government/consultations/permitted-development-for-shale-gas-exploration>

The consultation will last for 14 weeks from 19 July 2018

*Resolved: that this item be deferred until the next Council (Planning) Meeting to allow Councillors more time to consider the consultation document.*

The meeting commenced at 7.30pm and closed at 8.40pm. There were 19 members of the public present at the start of the meeting and one at the end.

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CHAIRMAN

\_\_\_\_\_  
DATE

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