

**Minutes of the Council (Planning) Meeting held at the Town Hall on  
Wednesday 10 July 2019**

**Present** Councillor S Abbott (Chairman)  
Councillors P Anstey, R Hopkinson, M Jackson, D Jones, J Maloney,  
G Sanders and M Wakeman.

**In Attendance** D Martin (Chief Executive)

**PL 18/19 Apologies**

Apologies were received from Councillors T Alberga, L Bray, N Farmer, C Fuller, D Jarman, R Le Var, S Moysey, N Pocock and A White.

**PL 19/19 Public Question Time and Petitions**

There were none.

**PL 20/19 Declarations of Interest**

Councillor R Hopkinson declared a pecuniary interest in application 19/05856/FUL– 27 Station Road – Single-storey extension and raised terrace as the applicant. She left the room during the discussion and decision on the item.

All of the other Councillors present declared a non-pecuniary interest in application 19/05856/FUL– 27 Station Road – Single-storey extension and raised terrace as the applicant is a fellow Councillor. They remained in the room during the discussion and decision on the item.

Councillor S Abbott declared a non-pecuniary interest in application 19/06028/FUL– 3 South Street - Erection of single storey, flat roof extension to rear elevation as an acquaintance of the applicant. He remained in the room during the discussion and decision on the item.

**CORSHAM PICKWICK WARD**

[19/04842/FUL](#)

15 Buckthorn Row – Conversion and extension of existing garage to domestic annexe.

*Resolved: that no objection be raised subject to the proposal being in accordance with the Wiltshire Core Strategy with regard to dwellings in gardens and the relevant living space standards and that use of the annexe is contemporaneous with the main dwelling.*

[19/06035/TCA](#)

Priory Cottage, 1 Bences Lane – Fell three Leylandii.

*Resolved: that no objection be raised.*

[19/06141/TPO](#)

36a Park Lane – 25% reduction to two London Plane Trees (T11 and T12).

*Resolved: that no objections be raised to a maximum of 15% reduction to the trees subject to the advice of Wiltshire Council's Technical Tree Officer.*

[19/05756/FUL](#)

16 Arnolds Mead – Single-storey extension and new elevational treatments to the existing dwelling.

*Resolved: that no objection be raised.*

[19/05882/FUL](#)  
[19/06084/LBC](#)

Rose Cottage, 40C High Street – Small flat roof infill extension to Rose Cottage located between approved outbuilding conversion (to form part of Rose Cottage) and rear of 42 High Street.

*Resolved: that no objection be raised.*

**CORSHAM TOWN WARD**

[19/05857/FUL](#)

76 Pickwick Road – Demolition of existing single-storey rear extension and detached garage, and replace with two-storey rear extension, replacement windows, log burner and flue, new entrance canopy and parking to front garden.

*Resolved: that subject to approval of a satisfactory landscape design to the frontage in accordance with the emerging Corsham Neighbourhood Plan Part 2 - Corsham Design Guide no objection be raised.*

[19/05856/FUL](#) 27 Station Road – Single-storey extension and raised terrace.

*Resolved: that no objection be raised.*

[19/06028/FUL](#) 3 South Street - Erection of single storey, flat roof extension to rear elevation.

*Resolved: that no objection be raised.*

## **PL 22/19 Amended/Additional Plans**

[18/12062/REM](#) Land at Hunters Moon – Reserved Matters for development of 98 homes forming Phase 3 of Hunters Moon. Consent is sought for all outstanding matters relating to this area, comprising layout, scale, appearance, materials and landscaping.

*Resolved: that no objection be raised.*

## **CORSHAM TOWN WARD**

[19/03152/OUT](#) Outline planning application for the erection of up to 27 dwellings following the demolition of 2 No. existing dwellings and an attached domestic garage, and associated access and landscaping works.

*Resolved: to recommend that the application be refused on the grounds that*

- i) the proposal is contrary to policies HW1, HW4, H1, H2, H4 and E4 of the draft Corsham Neighbourhood Plan which is now at the Examination stage.*
- ii) The proposal is contrary to Core Policies 1,2, 11 50, 51 and 57 of the Wiltshire Core Strategy.*
- iii) the proposal is outside the existing settlement boundary; could exacerbate existing flooding problems; could cause additional traffic problems; would lead to a reduction in privacy for existing properties due to its elevated position; that it represents unjustified greenfield development; would have an unsustainable impact on primary education and health service provision; would create a harsh and highly visible man-made skyline; there was no need for this development as Corsham has already achieved its indicative minimum requirement for housing for the period to 2026; preparation of the site has destroyed an important wildlife corridor.*

*And to ask that the application be called in.*

*If Wiltshire Council is minded to approve the application the Town Council would like to seek assurance that the provision of affordable housing on the site is 30% and that a condition be included to ensure that energy performance level 4 or equivalent is achieved.*

**PL 23/19 Decisions**

- (1) Approvals

**CORSHAM GASTARD WARD**

19/03715/FUL Land off Velley Hill – Erection of 20 x 40 metre arena.

**CORSHAM PICKWICK WARD**

19/03935/FUL Former St John Ambulance building, Alexander Terrace – Re-submission of previously approved application 18/04626/FUL, addition of one window in east elevation and alteration of roof line. Addition of two roof lights in north elevation. Addition of one roof light in south elevation. Altered position and size of proposed roof-lights in south and north elevations. Increase floor space on first floor. Reduction of proposed window in west elevation.

18/11007/LBC The Gables, 1 Pickwick Road – Proposed internal alterations including removal of partitions, new stud walls, installation of a new kitchen and new shower room.

**CORSHAM WEST WARD**

19/00208/FUL Top Barn, Pockeredge Drive – Extensions to both ends of property to increase living area.

- (3) Withdrawn

There were none for this meeting.

- (4) Void

There were none for this meeting.

**PL 24/19 Planning Appeal Inquiry**

TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME: Gladman Developments

APPEAL SITE: Land North of Bath Rd, Corsham, Wiltshire, SN13 0QL

PROPOSED DEVELOPMENT: Outline planning application for erection of up to 150 dwellings, up to 1,394sqm B1 offices, access, parking, public open space with play facilities and landscaping. Variation of condition 22 (Foundation Investigation Plan) of 13/05188/OUT to allow commencement of development prior to the discharge of this condition. Certificate of lawfulness to show lawful implementation of planning permission 13/05188/OUT (Outline planning application for erection of up to 150 dwellings, up to 1,394sqm B1 offices, access, parking, public open space with play facilities and landscaping.)

INSPECTORATE REFERENCE: APP/Y3940/W/18/3204107, 3210938 & 3222425

APPEAL START DATE: 24 October 2018

The Planning Inspectorate has now POSTPONED the Inquiry due to Inspector illness. The Town Council will be notified once a new Inquiry date has been confirmed.

- *Resolved: That the postponement of the Planning Inquiry be noted.*

The meeting commenced at 7.30pm and closed at 7.56pm. There was one member of the public present at the meeting.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

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