

**Minutes of the Council (Planning) Meeting held at the Town Hall on  
Wednesday 14 November 2018**

**Present** Councillor S Abbott (Chairman)  
Councillors P Anstey, Ms L Bray, Mrs K Duckhouse, C Fuller,  
D Jones, S Moysey, Mrs G Sanders, Mrs M Wakeman and Mrs A White.

**In Attendance** Mrs K Gilby (Planning and Events Officer)

**PL 65/18 Apologies**

Apologies were received from Councillors Miss T Alberga, N Farmer, Mrs R Hopkinson, M Jackson, D Jarman, R Le Var, N Pocock and Miss C Woodward.

**PL 66/18 Public Question Time and Petitions**

Two members of the public spoke in relation to application 18/09884/OUT – Land South of Westwells Road, between Rowan Lane and Jaggards Lane – Residential development for up to 95 dwellings including roads, footpaths, balancing areas and open space. They asked that the Town Council recommend refusal of the application on the grounds that the proposal was contrary to the draft Corsham Neighbourhood Plan and the Wiltshire Core Strategy, traffic concerns, lack of school places and health facilities, that the land in question is not brownfield land, no need for the development in light of the fact that Corsham has exceeded the proposed figures to 2026 and that there are already a number of large developments within a half-mile radius of the site and increased flood risk.

Two members of the public spoke in opposition to amended application 18/05568/FUL - 86 Pickwick Road - Resubmission of 17/11108/FUL - Demolition of existing single-storey rear extension; creation of self-contained rear ground floor annexe; two-storey side and rear extension to extend existing liveable accommodation. They asked that the Town Council recommend refusal and ask for the application to be called-in on the grounds that the design of the proposal was out of keeping with the area especially regarding the overhang and the window positioning, the proposed materials especially the render were inappropriate, loss of privacy, and scale of the proposal, effect of the proposal on the Cherry Tree in number 84's garden.

One member of the public spoke in support of amended application 18/05568/FUL - 86 Pickwick Road - Resubmission of 17/11108/FUL - Demolition of existing single-storey rear extension; creation of self-contained rear ground floor annexe; two-storey side and rear extension to extend existing liveable accommodation. She asked that the Council support the application on the grounds that the proposal was to enable an elderly relative to live with them whilst retaining independence, the proposed materials had been amended, the proposal had been moved further from the boundary, the overhang was set back to decrease its impact and the foundation structure had been amended.

## **PL 67/18      Declarations of Interest**

Councillor Mrs G Sanders declared a non-pecuniary interest in application 18/10008/HRN – Thingley Sewage Treatment Works, Coppershell Lane – Temporary removal of 14 sections of hedgerow totaling 175 metres in length as she works for Weesex Water and may be asked to comment on the application as part of her role. She remained in the room during the discussion and decisions on the item.

Councillor Mrs G Sanders declared a non-pecuniary interest in application 18/09884/OUT – Land South of Westwells Road, between Rowan Lane and Jaggards Lane – Residential development for up to 95 dwellings including roads, footpaths, balancing areas and open space as she works for Weesex Water and may be asked to comment on the application as part of her role. She remained in the room during the discussion and decisions on the item.

Councillor Mrs G Sanders declared a non-pecuniary interest in application amended application 18/05568/FUL - 86 Pickwick Road - Resubmission of 17/11108/FUL - Demolition of existing single-storey rear extension; creation of self-contained rear ground floor annexe; two-storey side and rear extension to extend existing liveable accommodation as an acquaintance of the neighbour of the applicant. She remained in the room during the discussion and decisions on the item.

## **PL 68/18      Applications**

### **CORSHAM GASTARD WARD**

[18/10317/TCA](#)      Lanes End Farm, 4 Lanes End – Fell one Ash Tree.

*Resolved: that no objection be raised.*

[18/10008/HRN](#)      Thingley Sewage Treatment Works, Coppershell Lane – Temporary removal of 14 sections of hedgerow totaling 175 metres in length.

*Resolved: that no objection be raised.*

## CORSHAM NESTON WARD

[18/09884/OUT](#)

Land South of Westwells Road, between Rowan Lane and Jaggards Lane – Residential development for up to 95 dwellings including roads, footpaths, balancing areas and open space.

*Resolved:* That the application be recommended for refusal in the strongest possible terms on the grounds that:

- i) the proposal is contrary to the draft Corsham Neighbourhood Plan, particularly the housing section - paragraphs 59 – 63 and Policy CNP H1. Corsham has exceeded its indicative minimum requirement for housing to 2026 and the draft Corsham Neighbourhood Plan only supports a small-scale proposal of up to 12 dwellings in Neston, where there has been an identified local need, the housing to be 100% affordable housing. Present health, education and community facilities in Corsham are already under severe pressure and the consequences of the presently planned development levels beyond the Wiltshire Core Strategy target are yet to be realised. This proposal is also contrary to objective 5.4 of the heritage section which seeks to retain the separate identity and unique nature of Corsham’s surrounding villages and settlements.
- ii) The application is also contrary to the Wiltshire Core Strategy, Core Policy 1, 4.16 - ‘..some very modest development may be appropriate at small villages, to respond to local needs and to contribute to the vitality of rural communities..’ and 4.17 ‘... Proposals for improved local employment opportunities, housing growth over and above that allowed by this Core Strategy) and/or new services and facilities outside the defined limits of development will not be supported unless they arise through community-led planning documents, such as neighbourhood plans, ...’ and Core Policy 2 , 4.20 – ‘... in order to support the most sustainable pattern of growth, in line with the principles defined in Core Policy 1, indicative requirements are provided ..’, 4.26e ‘...The disaggregation to Community

Areas ...clarifies the councils intentions in the knowledge of likely constraints; in terms of market realism, infrastructure and environmental capacity..' and 4.28 - '... These more localised indicative requirements as set out within the Area Strategy Core Policies are intended to prevent settlements receiving an unbalanced level of growth justified by under or over delivery elsewhere...' and the Corsham Area Strategy (5.59) '..New growth in Corsham will be balanced with housing delivery alongside employment. This is particularly important as Corsham has seen significant housing growth in recent years which has not been accompanied by appropriate increases in services and facilities.'

- iii) The proposal would have a detrimental effect on the traffic on narrow lanes; drainage and flooding concerns; the site is located too far away from local amenities to constitute a sustainable development; the local infrastructure cannot support a further development of this size; the proposal would lead to the loss of a valuable local amenity for both residents and wildlife; the site is not brownfield land.
- iv) That the Wiltshire Councillor for the area be asked to call-in the application.

## **PL 69/18 Amended/Additional Plans**

### **CORSHAM PICKWICK WARD**

[18/08658/FUL](#)

37 Masons Way - Loft conversion to include installation of rooflights to side elevations.

*Resolved: that no objection be raised subject to the privacy concerns of the neighbour being addressed.*

[18/08008/FUL](#)

46 West Park Road – Add first floor to existing ground floor extension.

*Resolved: that no objection be raised.*

## CORSHAM TOWN WARD

[18/08256/ADV](#)

The Great Western, Pound Pill - Erection of illuminated and non-illuminated signs to the exterior of the building.

*Resolved: that no objection be raised.*

[18/05568/FUL](#)

86 Pickwick Road - Resubmission of 17/11108/FUL - Demolition of existing single-storey rear extension; creation of self-contained rear ground floor annexe; two-storey side and rear extension to extend existing liveable accommodation.

*Resolved: to recommend that the application be refused on the grounds that the proposed design was not in keeping with the area particularly regarding the overhang at the front of the building; the scale of the proposal would represent overdevelopment of the site and privacy concerns of the neighbouring property; if Wiltshire Council is minded to approve the application a condition should be applied to ensure use of the annexe is contemporaneous with the main dwelling and cannot be sold separately.*

### PL 70/18 Decisions

- (1) Approvals

## CORSHAM TOWN WARD

18/08299/FUL Thingley Cottages, Thingley – Proposed two-storey and first-floor extensions and garage.

18/08067/FUL 55 Broadmead – Demolition of the existing three bedroom bungalow and its replacement with a five-bedroom house.

18/08293/FUL 80 Broadmead – Conservatory to rear elevation.

- (3) Withdrawn

There were none for this meeting.

- (4) Void

There were none for this meeting.

**PL 71/18 Planning Appeal Notification - Update**

Appeal Ref: APP/Y3940/W/18/3204107 & APP/Y3940/W/18/3210938

APPELLANTS NAME: Gladman Developments.  
APPEAL SITE: Land North of Bath Rd, Corsham, Wiltshire.

PROPOSED DEVELOPMENT: Variation of condition 22 (Foundation Investigation Plan) of 13/05188/OUT to allow commencement of development prior to the discharge of this condition.

INSPECTORATE REFERENCE: APP/Y3940/W/18/3204107 & APP/Y3940/W/18/3210938.

APPEAL START DATE: 14 August 2018.

Further to the Planning Appeal Notification reported to the Planning meeting on 22 August 2018 (PL 39/18). Wiltshire Council has now written to let the Town Council know that the appeal will be decided on the basis of an Inquiry procedure. No date, venue or time for the Inquiry has been established as yet. Once these details have been confirmed the Town Council will be notified.

The Town Council is able to make written comments on the proposal should it wish to do so. Any comments that the Town Council has made previously have been forwarded to the Inspector.

*Resolved: that the notification that the Appeal will be decided on the basis of an Inquiry be noted.*

The meeting commenced at 7.30pm and closed at 8.25pm. There were approximately 46 members of the public present at the start of the meeting and one at the end.

\_\_\_\_\_  
CHAIRMAN

\_\_\_\_\_  
DATE

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