

**Minutes of the Council (Planning) Meeting held remotely on  
Wednesday 17 March 2021**

**Present** Councillor S Abbott (Chairman)  
Councillors L Bray, H Belcher, A Brown, T Ellis, R Hopkinson, M Jackson,  
L Jefferson, R Le-Var, S Moysey, G Sanders.

**In Attendance** Mrs K Gilby (Finance and Planning Officer)  
D Martin (Chief Executive)

**PL 93/20 Apologies**

Apologies were received from Councillor M Wakeman.

**PL 94/20 Public Question Time and Petitions**

There were none.

**PL 95/20 Declarations of Interest**

All of those present declared a non-pecuniary interest in application 21/01407/FUL - 52 Beechfield Road - Construction of aluminium framed greenhouse in back garden as the applicant is a Corsham Town Councillor (who was not present at the meeting). Those in the meeting remained during the discussion and decision on the item.

Councillor S Abbott declared a non-pecuniary interest in application 21/01799/FUL as his son is a neighbour of the application site. He remained in the room during the discussion and decision on the item.

**PL 96/20 Applications**

**CHIPPENHAM PARISH**

[21/01463/FUL](#)

Phase 5, Land at Hunters Moon - Full Planning Application for residential development, associated parking, public open space, landscaping, access, drainage works and associated infrastructure.

*Resolved: that no objection be raised. The Town Council supported Chippenham Town Council's suggested improvements for sustainable development.*

[21/01465/REM](#)

Phase 4A, Land at Hunters Moon - Reserved Matters for 4 homes forming Phase 4A of Hunters Moon. Consent is sought for all outstanding matters relating to this area, comprising layout, scale, appearance, materials and landscaping.

*Resolved: that the Town Council had no comments on this application.*

## **CORSHAM NESTON WARD**

[21/01987/TCA](#)

Last Penny Cottage, 9 Chapel Lane - 30% crown reduction to Liquid Amber (T1), fell group of Lawson Cypress and Leylandii (G2).

*Resolved: that no objection be raised. The Town Council asked that the applicant consider replacing the trees with appropriate native species.*

## **CORSHAM PICKWICK WARD**

[20/10431/ADV](#)

Abacus House, Unit 4, Newlands Road - Advertisements on the windows.

*Resolved: that no objection be raised.*

[21/02011/TCA](#)

Moxhams, Newlands Road - Re-pollard 2 Willow Trees and reduce Prunus by up to 3 metres extending over road.

*Resolved: that no objection be raised.*

[21/02031/TCA](#)

Home Close, Newlands Road - Fell 2 Elder and 1 Ash Tree.

*Resolved: that no objection be raised.*

[21/02018/TCA](#)

Wyvern House, Newlands Road – Tree works see schedule.

*Resolved: that no objection be raised.*

[21/02385/TCA](#)

The Lodge, 6 Cross Keys - Fell 1 Leyland Cypress Hedge (T1) and 2 Lawson Cypress Hedges (T2).

*Resolved: that no objection be raised.*

[21/01822/FUL](#) Freshfields, 15 Woodlands - Proposed single-storey front extension.

*Resolved: that no objection be raised.*

[21/01891/FUL](#) 1 Martingate Centre, Post Office Lane - Proposed replacement refrigeration plant and general building up-keep works.

*Resolved: that no objection be raised subject to Wiltshire Council being satisfied that the noise from the refrigeration will be less than it is currently. The Chairman would contact the applicant to discuss the possibility of renewable energy generation on site.*

[21/02493/TCA](#) The Rectory, Newlands Road - Remove 1 Conifer Hedge (G1), reduce Maple, 2 Whitebeam, and 1 unknown species back to previous pruning points (T1 - T4), 3 metre height reduction to 1 Bay Tree (T5), 1 metre reduction to 1 Apple Tree (T6), fell 1 Greengage Tree and 1 Apple Tree (T8 & T9), fell 1 Hedge (H3).

*Resolved: that no objection be raised. The Town Council asked that the applicant consider replacing the trees and hedge with appropriate native species.*

## **CORSHAM TOWN WARD**

[20/09800/CLE](#) Lanyon Thingley Cottage Farm, north to C150 crossroads, Thingley - Proposed existing lawful use as a single dwelling, 3 No. ancillary outbuildings and residential curtilage.

*Resolved: that the Town Council had no comments on this application.*

[21/01170/FUL](#) 5 Broadstone - Proposed single-storey rear extension.

*Resolved: subject to the proposed materials being in keeping with the dwelling, as recommended by the Corsham Design Guide, that no objection be raised.*

[21/01899/TPO](#) 53 Brook Drive - Fell 1 Ash Tree (T1).

*Resolved: that no objection be raised.*

[21/01799/FUL](#) 16 Hastings Road – Two-storey rear extension.

*Resolved: subject to the proposal meeting Wiltshire Council's parking standards that no objection be raised.*

[21/01407/FUL](#) 52 Beechfield Road - Construction of aluminium framed greenhouse in back garden.

*Resolved: that no objection be raised.*

[21/02088/TCA](#) 4 Paul Street - Fell 1 Goat Willow.

*Resolved: that no objection be raised.*

[21/00758/FUL](#) 8 Paul Street - Conversion of loft, including changing of roof from hipped to a gable, new dormer windows to front and rear elevations. Removal of stone gate post to improve access.

*Resolved: that no objection be raised.*

[21/02437/TCA](#) Jargeau Court, Grove Road - Crown raise 2 Birch Trees to 3 metres from ground level (T2 & T3), remove basal epicormics and stem epicormics to 2 metres from 2 Lime Trees (T4 & T5).

*Resolved: that no objection be raised.*

## **PL 97/20 Amended/Additional Plans**

### **CORSHAM TOWN WARD**

[21/02330/PNCOU](#) Units 1, 2 and 3, The Old Brushworks, 56 Pickwick Road - Prior Notification under Class O for a proposed conversion of existing office premises to create 9 one bed residential studio apartments with 9 parking spaces and associated storage for refuse, recycling and secure bicycle storage.

*Resolved: to object on the grounds that the proposal would have adverse effects in terms of transport and highways due to insufficient parking being provided on site which would have a knock-on effect to on-street parking on Pickwick Road which was already busy and congested; that it would not be possible for two cars to pass each other to reach the parking that is provided for units 2-8 leading to potentially dangerous manoeuvres and that the space for unit 1 would either have to be reversed into or out of. Concerns were also raised regarding the removal of refuse from the site and regarding the levels of natural light into the units.*

**PL 98/20 Decisions**

(1) Approvals

**CHIPPENHAM PARISH**

20/02511/REM Land at Showell Farm - Application for the approval of reserved matters (on appearance, landscaping, layout and scale) for the delivery of employment development comprising 50,000sqm incorporating Class B1(b), Class B1(c), Class B2 with ancillary B1(a), Class B8 and ancillary B1(a) uses including means of access, car parking, servicing and associated landscaping and works (pursuant of Outline Application N/13/00308/OUT).

**CORSHAM GASTARD WARD**

20/10887/FUL 20, Gastard - Erection of a balcony and lean-to canopy.

**CORSHAM PICKWICK WARD**

20/11058/FUL 55 Buckthorn Row - Proposed extension and conversion of existing garage to provide accommodation for dependant relative.

20/09466/FUL Home Farm, Hartham Lane - Erection of new farmworker's dwelling.

**CORSHAM TOWN WARD**

20/10787/VAR 6 Broadmead - Variation of Condition 04 of planning permission 18/10997/FUL (Single storey extension replacing existing garage) to amend the design of the extension.

20/10789/FUL 15 Ludmead Road - Erection of conservatory.

20/11187/FUL 18 Edridge Place – Two-storey side extension.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

**PL 99/20 Draft Revisions to the National Planning Policy Framework and new draft National Model Design Code Consultation.**

Details could be found at <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-national-model-design-code-consultation-proposals>

Any comments needed to be made by 11:45pm on 27 March 2021.

i) Draft Revisions to the National Planning Policy Framework

*Resolved: to delegate to the Chief Executive in conjunction with the Chairman and Vice Chair the exact wording of the response to the consultation on proposed changes to the NPPF. Points to be covered included:*

*Recent changes to the National Planning Policy Framework state that any Neighbourhood Plan over two years old can be disregarded if the county's land supply for housing falls short of five years. Wiltshire's official figure is 4.56 years as at December 2020.*

*Corsham Town Council strongly recommends the following changes be made to the NPPF:*

- 1. Drop off the NPPF Section 14 requirement that, to be taken into consideration, Neighbourhood Plans must be less than two years old;*
- 2. Remove the changes to the definition of planning areas that in Wiltshire's case has made the whole unitary authority the planning area in place of more meaningful sub-divisions;*
- 3. Reverse the changes to the methodology for the calculation of land supply for housing which have so tipped the control of the calculation into the hands of developers;*
- 4. Enable local authorities to take reasonable measures against developers who are failing to deliver agreed housing plans across multiple sites so that these delays do not become part of the five-year land supply shortfall.*

ii) Consultation on the National Model Design Code

*Resolved: that the following response to the consultation on the National Model Design Code be given.*

*Corsham Town Council welcomes the introduction of the National Model Design Code. It has the potential to improve design quality, sustainability and local distinctiveness of development.*

*Active community engagement at every stage of the process is critical and welcomed. Input from the community and Town and Parish Councils will be key to the success of Design Codes to ensure they truly reflect local characteristics.*

*There is inadequate reference to the role of Neighbourhood Plans. Many Neighbourhood Plans contain design guidance and this would be a good starting point for the production of Design Codes. The relationship between Neighbourhood Plans and Design Codes should be clarified.*

The meeting commenced at 7.30pm and closed at 8.20pm. There were no members 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.