

**Minutes of the Council (Planning) Meeting held at the Town Hall on
Wednesday 2 October 2019**

Present Councillor S Abbott (Chairman)
Councillors T Alberga, R Hopkinson, M Jackson, D Jones, J Maloney,
S Moysey, N Pocock, G Sanders, M Wakeman and A White.

In Attendance Mrs K Gilby (Planning and Events Officer)

PL 46/19 Apologies

Apologies were received from Councillors P Anstey, L Bray, N Farmer, C Fuller,
R LeVar, R Taylor and C Woodward.

PL 47/19 Public Question Time and Petitions

There were none.

PL 48/19 Declarations of Interest

There were none.

PL 49/19 Applications

CORSHAM GASTARD WARD

[19/08741/FUL](#) 2 Velley Hill – Two-storey rear extension.

Resolved: that no objection be raised.

[19/08740/FUL](#) 1 Velley Hill – Rear extension.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

[19/08479/FUL](#) 17 Elley Green – Proposed new roof with dormer at rear and
rooflights at front for loft conversion.

Resolved: that no objection be raised.

[19/08369/FUL](#) 14 Greenhill – two-storey extension with porch.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[19/09245/TCA](#) Lancefield Place – 30% reduction to Cedar Atlantica.

Resolved: that no objection be raised.

[19/08527/FUL](#)
[19/08669/LBC](#) Guyers House, Guyers Lane – Erection of single-storey banqueting extension to Coach House, single-storey side Ceremony Room, extension to main house and internal alterations.

Resolved: that no objection be raised. The Town Council supported the recommendations in the Ecology and Transport reports and would encourage the inclusion of an electric car charging point.

[19/08392/FUL](#) 5 Martingate Centre – Change of Use of Unit 5 (Martingate Centre) from retail (A1) to Sui Generis; and Change of Use of Unit 2 (Martingate Centre) from beauty salon (Sui Generis) to retail (A1).

Resolved: that no objection be raised.

CORSHAM TOWN WARD

[19/09218/TCA](#) 27 Alexander Terrace – Reduce Norway Spruce and Pine Tree to four metres height, 50% height reduction to Leylandii Hedge.

Resolved: that no objection be raised.

[19/09175/TCA](#) The Rookery, Lacock Road – Fell one Purple Plum, 25% thin to one Norway Maple and reduce Hornbeam back to previous pruning points.

Resolved: that no objection be raised.

PL 50/19 Amended/Additional Plans

There were none for this meeting.

PL 51/19 Decisions

(1) Approvals

CORSHAM GASTARD WARD

19/07641/TCA 21 Gastard Lane – Crack Willow – fell to ground level.

19/07519/FUL 14 Coppershell – Removal of existing utility room to the rear of the property and construction of new single-storey extension to the rear of the building to provide additional kitchen space and new WC.

CORSHAM NESTON WARD

- 19/07417/VAR MOD Corsham, Westwells Road – Variation of condition 2 of 16/07123/FUL to allow revised landscaping scheme. (Resurfacing of existing car park, new control barrier to existing site access, new site landscaping and lighting with increase of parking spaces to 300 spaces.)
- 19/06783/FUL 33 The Stoneworks – Raised timber deck bridging passage down the side of the house.

CORSHAM TOWN WARD

- * 19/07513/FUL 12 Alexander Terrace – First floor and single-storey rear extension.
- 19/07570/FUL 68 Pickwick Road – Replacement of conservatory with single-storey rear extension and conversion of existing garage.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

(4) Void

There were none for this meeting.

PL 52/19 Proposed Reforms for Permitted Development Rights to Support the Deployment of 5G and Extend Mobile Coverage.

The Ministry of Housing, Communities and Local Government and the Department for Digital, Culture, Media and Sport are consulting on the principle of amending permitted development rights to grant planning permission for mobile infrastructure to support deployment of 5G and extend mobile coverage, and the circumstances in which it would be appropriate.

Further details are available from <https://www.gov.uk/government/consultations/proposed-reforms-to-permitted-development-rights-to-support-the-deployment-of-5g-and-extend-mobile-coverage>. The consultation closes on 4 November 2019.

Resolved: that the consultation be noted.

PL 53/19 Wiltshire Housing Site Allocations Plan – Consultation on Further Main Modifications.

Following the Examination in Public (April 2019) the Inspector wrote to Wiltshire Council on 10 June 2019 with his post-hearing findings and advice. In response to

his letter Wiltshire Council was now consulting on a Schedule of Further Main Modifications (FMMs).

Consultation on the Schedule of FMMs, along with the Revised Sustainability Appraisal and updated Addendum to the Habitats Regulations Assessment were published for consultation for a six-week period of consultation from **9 am, Thursday 12 September until 5pm, Friday 25 October 2019.**

Availability of Documents

The consultation documents were as follows:

- Schedule of Further Main Modifications to the draft Wiltshire Housing Site Allocations Plan (EXAM/33);
- Revised Sustainability Appraisal Report Non-Technical Summary - August 2019 (EXAM/34);
- Revised Sustainability Appraisal Report - August 2019 (EXAM/35);
- Sustainability Appraisal Report Annex III – August 2019 (EXAM/36); and
- Updated Addendum to the Habitats Regulations Assessment – August 2019 (EXAM/37).

Resolved: that the Consultation on the Schedule of Further Main Modifications be noted.

PL 54/19 Copenacre Site

The Town Council has been contacted by Wiltshire Council's Residential Development Manager who informed us that Wiltshire Council would soon be taking ownership of a piece of land on the Copenacre development which has been designated for Affordable Housing.

The original intention of the land in lieu of housing was to develop an extra care scheme on the site. However, adult care strategies had since changed meaning that Wiltshire Council was now looking at a mixture of affordable housing for families and a smaller scale retirement living scheme. Wiltshire Council was in the very early planning stages and would soon be putting forward a pre-app for advice but wanted to let the Town Council know in case Councillors had any questions or comments about the development.

Resolved:

- (i) To thank Wiltshire Council's Residential Development Manager for keeping us informed.*
- (ii) To let Wiltshire Council know that the Town Council is supportive of use of the land for affordable housing for families and a smaller scale retirement living scheme as it aligns with the Housing section of the draft Corsham Neighbourhood Plan which contains Key Objective HKO1: To support the delivery of housing to meet the demand of an existing and growing population there is a need to provide a wider range of housing types particularly affordable family homes, starter homes and homes designed for older people (including bungalows) and also differing tenures.*
- (iii) The Town Council would appreciate a pre-application meeting, if possible, in order to fully understand the plans and have an opportunity for input.*

PL 55/19 Premises Licence Application

An application for live music and the supply of alcohol had been received by Wiltshire Council from Café Grounded. Music from 19.00 – 22.30 daily indoors (typically just one performance per month and mostly acoustic). Supply of alcohol on the premises from 8.00 - 23.00 daily.

Resolved: that no objections be raised.

PL 56/19 Corsham Neighbourhood Plan Referendum (Minute PL 35/19)

Further to the Planning Meeting on 21 August and the Neighbourhood Plan Steering Group Meeting on 19 September the plan for publicising the Referendum (to be held on 14 November) was discussed.

Ideas included:

Banners, posters and a leaflet would be produced to encourage residents to vote. The referendum would also be promoted through the website and press releases. It was important to stress the positive reasons for Neighbourhood Plans and it would be worth including the question that would be asked at the referendum. Information could also be disseminated through the Pickwick Association, Brook Drive residents and those who had expressed an interest in being kept up-to-date with progress on the Plan. The feasibility of a Royal Mail door-to-door leaflet drop would be investigated. There was an Area Board Meeting on 6 November which could provide an opportunity. Guidance for campaigners and Councillors including restrictions on publicity during the referendum period was discussed.

Action: KG to arrange for the banner/poster design and produce other promotional material.

Action: KG to send guidance to all Councillors and Steering Group Members.

Action: KG to investigate whether there was enough time to arrange a door-to-door leaflet drop.

Action: KG to let Councillors and Steering Group Members know when the referendum version of the Corsham Neighbourhood Plan was available online.

Resolved: that the plans for publicising the referendum be approved.

The meeting commenced at 7.30pm and closed at 8.07pm. There were two 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.