

**Minutes of the Council (Planning) Meeting held at the Town Hall on
Wednesday 21 August 2019**

Present Councillor S Abbott (Chairman)
Councillors L Bray, C Fuller, M Jackson, D Jones, J Maloney, G Sanders,
C Woodward and A White.

In Attendance Mrs K Gilby (Planning and Events Officer)
D Martin (Chief Executive)
P Tapscott (Neighbourhood Plan Steering Group Member)
P Whalley (Neighbourhood Plan Steering Group Member and Wiltshire
Councillor)

PL 32/19 Apologies

Apologies were received from Councillors T Alberga, P Anstey, N Farmer,
R Hopkinson, R Le Var, S Moysey, N Pocock and M Wakeman.

PL 33/19 Public Question Time and Petitions

One member of the public spoke in relation to application 19/07824/FUL - Land to the north of the Rudloe Water Treatment Works, Bath Road, Rudloe Firs – Construction of a new inclined mine entrance from the surface into the existing permitted mine workings, and the construction of ancillary surface facilities including new cutting shed/workshop, block storage area, alterations to existing vehicular access and landscaping at land rear of Rudloe Firs, Bath Road, Corsham. He raised concerns that the proposal was an industrial one in a very residential area; queried whether the site was part of the AONB; that there were no site notices to alert residents to the application, there was no Environmental Impact Assessment; that the proposal would result in a large number of heavy traffic movements onto the A4 and that there was no carbon footprint report.

PL 34/19 Declarations of Interest

Councillor G Sanders declared a non-pecuniary interest in applications 19/07339/REM – Former MoD Rudloe No. 2, Westwells Road – Reserved matters details for layout, scale, appearance and landscaping for 168 dwellings and B1 office buildings pursuant to outline application 14/11354/OUT “Outline application for up to 180 dwellings and economic development, demolition of existing buildings and structures, car parking, open space, associated infrastructure and access” and 19/07824/FUL - Land to the north of the Rudloe Water Treatment Works, Bath Road, Rudloe Firs – Construction of a new inclined mine entrance from the surface into the existing permitted mine workings, and the construction

of ancillary surface facilities including new cutting shed/workshop, block storage area, alterations to existing vehicular access and landscaping at land rear of Rudloe Firs, Bath Road, Corsham, as an employee of Wessex Water. Both applications would be considered by her team at work.

PL 35/19 Corsham Neighbourhood Plan Examiner's Report

The Neighbourhood Plan Examination was complete and the examiner's report had been received (*copy attached*). The report had been fact checked and was being published online by Wiltshire Council. Wiltshire Council had until 2 September 2019 to publish its decision statement.

The examiner's report stated that, subject to a number of modifications, the Corsham Neighbourhood Plan met the basic conditions and all the other requirements. This meant that, once amended, the Neighbourhood Plan could proceed to a referendum. The modifications included deletion of some policies as well as improvement of others. The Neighbourhood Plan documents, as submitted, were available at <https://www.corshamneighbourhoodplan.co.uk/>. The amendments would be carried out once Wiltshire Council published its decision notice. The referendum should take place by the end of November 2019.

The Examiner's Report was discussed. There had been a number of both positive and negative changes. The Council thanked the Neighbourhood Plan Steering Group and Officers for all their hard work on the Plan. The Chief Executive outlined the next stages which were that Wiltshire Council would issue a Decision Statement, then the Referendum would take place within 56 working days. The amendments would need to be undertaken 28 days before the Referendum.

Resolved: that a plan for publicising the Referendum be produced by Officers in conjunction with Steering Group Members to be taken to a future Planning Meeting for approval.

PL 36/19 Applications

BOX PARISH

[19/07339/REM](#)

Former MoD Rudloe No. 2, Westwells Road – Reserved matters details for layout, scale, appearance and landscaping for 168 dwellings and B1 office buildings pursuant to outline application 14/11354/OUT “Outline application for up to 180 dwellings and economic development, demolition of existing buildings and structures, car parking, open space, associated infrastructure and access”.

Resolved: to recommend refusal of the application on the grounds that:

- i) there is inadequate provision of cycling and pedestrian infrastructure to reduce reliance on cars.*
- ii) since the approval of the Outline application a large number of other developments had been completed in the local area. This had led to marked increase in vehicle movements and the Town Council felt that the Transport Impact Assessment should be reviewed.*
- iii) regard should be given to the Draft Corsham Neighbourhood Plan especially the Corsham Batscape Strategy (as the site abuts the Neighbourhood Plan Area) to ensure that potential impacts on the locally rare species of bats are fully mitigated.*
- iv) concerns were also raised regarding the traffic generated by the office buildings*

The Town Council also queried whether improvements to the roundabouts at the top of Westwells Road were included in the scheme.

CORSHAM GASTARD WARD

[19/07519/FUL](#)

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

Resolved: that no objection be raised.

[19/07641/TCA](#)

21 Gastard Lane – Crack Willow – fell to ground level.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

[19/06783/FUL](#)

33 The Stoneworks – Raised timber-deck bridging passage down side of the house.

Resolved: that no objection be raised.

[19/07417/VAR](#)

MoD Corsham, Westwells Road – Variation of Condition 2 of 16/07123/FUL to allow revised landscaping scheme. (Re-surfacing of existing car park, new control barrier to existing site access, new site landscaping and lighting with increase of parking spaces to 300 spaces).

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

19/07266/TCA 30 Park Lane – Beech (T10 – reduce crown by maximum of 4 metres vertically and 5 metres laterally; Apples (G1) – target prune 12 no. Crab Apple to reduce laterally by maximum 1.5 metres and crown-raise to around 2.1 metres.

Resolved: that no objection be raised.

CORSHAM TOWN WARD

[19/07513/FUL](#) 12 Alexander Terrace – First floor and single-storey rear extension.

Resolved: to object on the grounds that the proposal would represent overdevelopment of the site.

[19/07143/FUL](#) 74 Pickwick Road – Erection of single-storey rear extension.

Resolved: to object on the grounds that the proposal would represent overdevelopment of the site.

[19/07123/FUL](#) Corsham Bowls Club, Station Road – Replacement tank.

Resolved: that no objection be raised.

[19/07570/FUL](#) 68 Pickwick Road – Replacement of conservatory with single-storey rear extension and conversion of existing garage.

Resolved: that no objection be raised.

[19/07077/LBC](#) 10 and 11 Pound Pill – Replace all windows and some external doors to 10 and 11. Remove 1950/60 internal partitions and reconfigure to No 10. Internal drylining to lean-to and dado to living room of No 11.

Resolved: that no objection be raised.

[19/06922/FUL](#) 30 Kinneir Close – Replacement windows (front, side and rear)

Resolved: that no objection be raised.

[19/07721/FUL](#) Winifred House, 18 Hastings Road – Two-storey rear extension to house.

Resolved: that no objection be raised.

CORSHAM WEST WARD

[19/07824/FUL](#)

Land to the north of the Rudloe Water Treatment Works, Bath Road, Rudloe Firs – Construction of a new inclined mine entrance from the surface into the existing permitted mine workings, and the construction of ancillary surface facilities including new cutting shed/workshop, block storage area, alterations to existing vehicular access and landscaping at land rear of Rudloe Firs, Bath Road, Corsham.

Resolved: that the Town Council felt they could not make a decision on the application at this time. It would like to request further information on the extent of the mining activity and potential noise and disturbance, and a carbon footprint assessment; further detail on projected traffic movements and impact on the A4; would like to see an Environmental Impact Assessment; would seek clarity on the site's proximity to the Cotswold AONB; potential impact on housing above any mining activity and were concerned that site notices had not been placed in the vicinity of the proposal.

PL 37/19 Amended/Additional Plans

There were none for this meeting.

PL 38/19 Decisions

- (1) Approvals

CORSHAM PICKWICK WARD

- | | |
|------------------------------|---|
| 19/03968/LBC | 34 Pickwick – Installation of wall ties to the rear elevation; repoint the rear elevation in lime mortar; replacement stone mullions at first floor using Bath stone and lime mortar. |
| 19/05756/FUL | 16 Arnolds Mead – Single-storey rear extension and new elevational treatments to the existing dwelling. |
| 19/06035/TCA | Priory Cottage, 1 Bences Lane – Fell three Leylandii. |
| 19/05701/TPO | 3 Academy Drive – 30% reduction to two Lime Trees. |
| 19/05882/FUL
19/06084/LBC | Rose Cottage, 40C High – 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. |

19/06141/TPO 36A Park Lane – 15% Crown reduction to T11 London Plane Tree and 20% crown reduction to T12 London Plane Tree.

CORSHAM TOWN WARD

19/05856/FUL 27 Station Road – Single-storey rear extension.

(3) Withdrawn

There were none for this meeting.

(4) Void

There were none for this meeting.

The meeting commenced at 7.30pm and closed at 8.27pm. There was one member of the public present at the start of the meeting and none at the end.

CHAIRMAN

DATE

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