

**Minutes of the Council (Planning) Meeting held remotely on  
Wednesday 24 February 2021**

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

**In Attendance** Mrs K Gilby (Finance and Planning Officer)  
D Martin (Chief Executive)  
T Clark (Pickwick Association)  
P Whalley (Wiltshire Councillor)

**PL 84/20 Apologies**

Apologies were received from Councillor P Anstey.

**PL 85/20 Public Question Time and Petitions**

There were none.

**PL 86/20 Declarations of Interest**

The Finance and Planning Officer declared a non-pecuniary interest in the Local Plan Review Consultation as one of the potential sites in the site selection report is adjacent to her property.

Councillor G Sanders declared a non-pecuniary interest in the Local Plan Review Consultation as she would be responding to the consultation in a work capacity.

**PL 87/20 Pickwick Conservation Area Appraisal Consultation**

T Clark explained that the Pickwick Association had produced a Pickwick Conservation Area Appraisal. The appraisal included the historical development of Pickwick; a description of the Conservation Area and its three main character areas; details of features that made it special and worthy of protection; plotted all of the Listed Buildings and contained an annexe which suggested ideas for the future management of the Conservation Area. He thanked the Town Council for its support in the production of the document and asked that the Town Council endorse the Appraisal.

*Resolved: that the Town Council formally support the Pickwick Conservation Area Appraisal and the aims and proposals within it.*

The Chairman thanked Mr Clark for his interesting presentation and all of the work that had gone into producing the Appraisal.

**CORSHAM NESTON WARD**

[21/01011/FUL](#)  
[21/01642/LBC](#)

2 Wadswick Lane - Rear extensions and internal alterations.

*Resolved: to recommend refusal of the application on the grounds that the proposal is of an unsympathetic design which was felt to be detrimental to the Listed Building.*

[21/00981/LBC](#)

52 Westwells - Replacement windows.

*Resolved: that no objection be raised.*

**CORSHAM PICKWICK WARD**

[21/00894/FUL](#)

9 Bath Stone Crescent – Single-storey orangery style extension to rear elevation.

*Resolved: that no objection be raised.*

[21/01523/TCA](#)

13 Cross Keys - 30% Crown reduction to Lime Tree (T1); crown clean and up to 2 metre crown reduction to Horse Chestnut Tree (T2); 50% reduction to leaning limb overhanging neighbouring field to Horse Chestnut (T3); 40% reduction to leaning limb overhanging neighbouring field to Ash Tree (T4); 50% reduction to lowest limb overhanging neighbouring field to Horse Chestnut (T5).

*Resolved: that no objection be raised.*

**CORSHAM TOWN WARD**

[21/00607/FUL](#)

6 Penleigh Close - Proposed single-storey rear extension and conversion of existing garage.

*Resolved: to recommend refusal on the grounds that the proposal would be overdevelopment of the site. The Town Council would like to be assured that the proposal meets Wiltshire Council Parking Standards.*

[21/00639/FUL](#)

Thingley Sawmill, Thingley - Proposed demolition of existing workshop/storage building and erection of new residential dwelling with landscaping.

*Resolved: to recommend refusal on the ground that the proposal is contrary to Housing Key Objective 06 of the Corsham Neighbourhood Plan - 'Any future residential development outside the settlement boundary, within the rest of the NP area, should be limited to meeting clearly identified local, rural need or as provided for in the policies of the Wiltshire Core Strategy.'*

*Resolved: that no objection be raised. The Town Council would ask that, if possible, the tree be replaced with a more suitable specimen.*

**PL 89/20 Amended/Additional Plans**

Land to the North of Bath Road - Construction of an 80 Bedroom Care Home (Use Class C2), with associated access, parking, landscaping and site infrastructure.

*Decision: Resolved: to recommend refusal of the application in the strongest terms on the grounds that:*

- i) The proposed site is inappropriate as it is outside the settlement boundary and the proposal would have a negative impact on both neighbouring properties and the Conservation Area.*
- ii) The mass of the proposed built form would represent overdevelopment of the site especially the building line's proximity to the dwellings in Woodlands.*
- iii) The needs assessment is flawed as it does not take account of the extant permissions at Copenacre and Wadswick Green, or that there is capacity in the existing local care homes or the effects of the Covid-19 pandemic.*
- iv) The design was felt to be inappropriate for the location.*
- v) Drainage issues at the rear of the site.*
- vi) Highways considerations including capacity on the A4 especially at peak times; the fact there is nowhere to wait to turn right into the site would cause issues on the A4 and the number of junctions in a very small section of the A4.*
- vii) The parking provision was inadequate – only 36 spaces when there would be 65 staff on site daily at shift change times.*
- viii) Increased pressure on existing infrastructure especially doctors and dentists.*
- ix) Concern regarding the carbon footprint of the proposal.*
- x) It was also felt that more could be achieved in terms of net gain for biodiversity.*

*The proposal was also felt to be contrary to the Corsham Neighbourhood Plan policies ED1 and HE1 and Housing Objective HK06. The application had not taken into account the Corsham Design Guide in respect of P83 'known flooding issue on the A4 next to Woodlands'; the development and road pattern should follow the 'more open, suburban structure in the housing estates to the*

*north and south'; the concerns of P86 that the 'A4 takes a high volume of traffic and becomes congested at times' which would be exacerbated by this proposal; P87 which deals with views and states 'ensure views to the countryside are retained from the A4, through future development areas' and with regard to parking 'the A4 should be kept free of parked cars' and that 'parking courts are not appropriate in this area'.*

*The Town Council requested that the Wiltshire Councillor for the site call-in the application.*

[21/00778/FUL](#)

41 Queens Avenue - Extension to dwelling, garden wall, change of land to domestic curtilage (revised application).

*Resolved: to recommend refusal of the application on the grounds that the proposal is contrary to Housing Key Objective 2 of the Corsham Neighbourhood Plan – 'HKO2 - To promote good urban design that contributes positively to the fabric of the town and which enhances our natural built and historic environment;'*

## **PL 90/20 Decisions**

(1) Approvals

### **CORSHAM GASTARD WARD**

- |              |  |
|--------------|--|
| 20/08567/LBC | Quarryman's Cottage, 15 Velley Hill - Proposed replacement of 3no. existing sub-standard windows to porch. |
| 20/10465/FUL | 3 Ladbrook Lane - A two storey extension including all other associated works.                             |

### **CORSHAM NESTON WARD**

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|--------------|--|
| 20/06316/FUL | Unit 29 Leafield Way - Extension to existing factory to allow increase in production of Covid testing kits plus erection of new storage and distribution centre (amendment to 16/05381/FUL). |
|--------------|--|

### **CORSHAM PICKWICK WARD**

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|--------------|--|
| 20/08357/TCA | 23 Pickwick - 20% Crown reduction to Oak Tree.   |
| 20/09203/TCA | 2 Field House Pickwick - 2.5 metre reduction to limbs on north side of Walnut Tree (T1). |

### **CORSHAM TOWN WARD**

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|--------------|---|
| 20/11026/FUL | 18 Cresswells – Single-storey side extension. |
| 20/11352/FUL | 87 Broadmead – Single-storey rear extension.  |

- (2) Refusals

**CORSHAM GASTARD WARD**

20/09979/FUL      The Old Stables, Catherine Court Farm - Change of use of holiday let to residential dwelling.

- (3) Withdrawn

There were none for this meeting.

**PL 91/20      Local Plan Review Consultation**

The draft response to the Local Plan Review Consultation was discussed.

*Resolved: that, subject to the agreed amendments, the draft response to the Local Plan Consultation be approved (copy attached).*

**PL 92/20      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>

The consultation would close at 11:45pm on 27 March 2021.

*Resolved: that*

- i) any comments be sent to the Finance and Planning Officer by 4 March*
- ii) the Finance and Planning Officer draft a response for consideration at the Planning meeting on 17 March.*

The meeting commenced at 7.30pm and closed at 9.27pm. 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.