

**Minutes of the Council (Planning) Meeting held at the Town Hall on
Wednesday 27 November 2019**

Present Councillor S Abbott (Chairman)
Councillors T Alberga, N Farmer, C Fuller, M Jackson, D Jones,
S Moysey, G Sanders, M Wakeman and A White.

In Attendance Mrs K Gilby (Planning and Events Officer)

PL 69/19 Apologies

Apologies were received from Councillors P Anstey, L Bray, R Hopkinson,
R Le Var, J Maloney and R Taylor.

PL 70/19 Public Question Time and Petitions

Three members of the public spoke in relation to amended application 19/07824/WCM Land to the North of Rudloe Water Treatment Works – 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 – re-consultation – additional highways technical note. Their concerns included that the land adjacent to the site had not been surveyed and was already suffering from subsidence, highway safety concerns that the proposed entrance was on the brow of a hill by a blind bend and could impact emergency services, that there was inconsistency in the submitted documents over the number of HGVs which would be travelling to and from the site, that the crushing and cutting of stone above the surface would have a detrimental impact on the amenity of the nearby residential properties and concerns regarding the external lighting scheme.

PL 71/19 Declarations of Interest

Councillor T Alberga declared a non-pecuniary interest in application 19/10375/VAR – The Corsham School, The Tynings – Variation of Condition 2 (approve plans) for application 17/09714/FUL as she lives close to the site. She remained in the room during the discussion and decision on the item.

Councillor G Sanders declared a non-pecuniary interest in application – 19/07824/WCM - Land to the North of Rudloe Water Treatment Works – 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 – re-consultation – additional highways technical note. Councillor Sanders had been asked to comment on the application in a work capacity. She remained in the room during the discussion and decision on the item.

PL 72/19 Applications

CORSHAM PICKWICK WARD

[19/10500/TCA](#) 3 Academy Drive – 30% crown reduction to two Holm Oak Trees.

Resolved: that no objection be raised.

[19/10597/TCA](#) Corsham Court – Work to trees in a Conservation Area.

Resolved: that no objection be raised subject to the replacement of any trees removed.

[19/10169/FUL](#) 38 High Street – Construction of freestanding contemporary timber-clad staff room.

Resolved: that no objection be raised.

[19/08462/LBC](#) Heywood Preparatory School – Retrospective application for the installation of tile and snow guards.

Resolved: that no objection be raised.

[19/10912/TCA](#) 1 Academy Drive – Fell one Silver Birch Tree.

Resolved: that no objection be raised.

CORSHAM TOWN WARD

[19/10314/FUL](#) 40 Brook Drive – Demolishing of existing single-storey garage, replacement with two-storey extension.

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

[19/10738/TCA](#) The Chapel, 15A Pound Pill – 20% crown thin and 20% crown reduction to Bay Tree.

Resolved: that no objection be raised.

[19/10483/TCA](#) Easton Court Farm, Lacock Road – 30% crown reduction to Walnut Tree (T1).

Resolved: that no objection be raised.

[19/10354/OUT](#) 1 South Street – New two-storey house to replace existing outbuilding in the garden.

Resolved: to recommend refusal of the application on the grounds that the drainage scheme is not acceptable, the size of the footprint on the plan is misleading and that the applicant be asked to consult the Corsham Design Guide.

[19/10375/VAR](#) The Corsham School, The Tynings – Variation of Condition 2 (approve plans) for application 17/09714/FUL.

Resolved:

- (i) to ask for an extension of the deadline for comments for this application whilst we seek clarification on the amendments*
- (ii) to consider the application at the next Planning Meeting.*

PL 73/19 Amended/Additional Plans

CORSHAM WEST WARD

[19/07824/WCM](#) Land to the North of Rudloe Water Treatment Works – 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 – re-consultation – additional highways technical note.

Resolved: to recommend refusal of the application on the grounds that although the applicant has undertaken a bat ecological assessment there is no mention of the Corsham Batscape Strategy, the proposal is therefore contrary to Corsham Neighbourhood Plan policies ED1 and E1. The proposal is also contrary to Corsham Neighbourhood Plan Policies E3, E4 and HW1. The proposal would have a detrimental impact on the amenity of the surrounding residential properties, concerns regarding highway impact and safety, uncertainty over the numbers of HGVs entering and leaving the site. Concerns over nearby ground subsidence, noise and vibration concerns, increased lighting and noise pollution, concerns over the loss of trees and ecological habitat, concern that the core samples may not have been taken at this site.

PL 74/19 Decisions

(1) Approvals

CORSHAM NESTON WARD

- 19/02829/FUL The Pavilion, The Greenhouse – Proposed additional facilities at the Wadswick Green Village. Provision of a new reception area for both residents and visitors, operational areas for the care team, administrative team and facilities management, dedicated communal areas for residents and two close care apartments on the top floor. Relocation of the previously approved Care Facility northwards, to allow for the addition of the proposed facilities and associated parking.
- 19/08479/FUL 17 Elley Green – Proposed new roof with dormer at rear and rooflights at front for loft conversion.

CORSHAM PICKWICK WARD

- 19/09245/TCA Lancefield Place – 30% reduction to Cedar Atlantica.
- 19/09016/FUL 2 Academy Drive – Replace existing timber windows and door with white woodgrain UPVC on front elevation.

CORSHAM TOWN WARD

- 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.
- 19/09218/TCA 27 Alexander Terrace – Reduce Norway Spruce and Pine Tree to 4 metres height, 50% height reduction to Leylandii Hedge.
- 19/06761/FUL Holly Tree House, Pound Pill – Extension of utility room to create suitable space for biomass boiler and pellet store and conversion of existing flat roof to sloping.
- 19/08280/FUL 53 Pickwick Road – Extensions and alterations.
- 19/09208/FUL 72 Pickwick Road – Ground floor extension to rear of property to incorporate a new kitchen/diner/wc. First floor extension (to come in line with properties on either side) incorporating a new bathroom location.

(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 75/19 Corsham Neighbourhood Plan

Following the referendum result where over 50% voted in favour of the Neighbourhood Plan, Wiltshire Council had taken the decision pursuant to Section 38A(4) of the Planning & Compulsory Purchase Act, 2004, to 'make' the Corsham Neighbourhood Plan. The Corsham Neighbourhood Plan now forms part of the Wiltshire Council Development Plan and the policies in the Neighbourhood Plan would be given full weight when assessing planning applications that affect land in the Corsham Neighbourhood Area.

A copy of the Corsham Neighbourhood Plan and Wiltshire Council's post-referendum Decision Statement were available on Wiltshire Council's website <http://www.wiltshire.gov.uk/planning-neighbourhood-latest-news>

There was now a six-week period within which legal challenges could be made against the decision to 'make' the Neighbourhood Plan.

The result of the referendum is attached.

Resolved: the result of the referendum was warmly received.

The meeting commenced at 7.30pm and closed at 8.26pm. There were 5 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.