

**Minutes of the Council (Planning) Meeting held remotely on
Wednesday 28 October 2020**

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

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

PL 42/20 Apologies

Apologies were received from Councillors P Anstey, N Farmer and C Fuller.

The Town Council agreed to extend the period for non-attendance at meetings for Councillor C Fuller for six months due to ill health.

PL 43/20 Public Question Time and Petitions

A member of the public spoke in relation to application 20/08255/FUL - 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. He asked that the Town Council recommend refusal of the application on the grounds that the location was inappropriate and the proposal would harm the setting of the Conservation Area; would urbanise Pickwick; that there was an adequate supply of care home places already, especially with the permissions at Copenacre and Wadswick Green; traffic and road safety implications especially given the difficulties already experienced by those trying to access the A4 from Priory Street and Woodlands; capacity issues on the A4; that no alternative sites had been assessed and that the proposal would be overpowering in that area. He also refuted the assertion made by the applicants that the residents and the Town Council had agreed in principle to the proposal.

PL 44/20 Declarations of Interest

Councillor A Brown declared a non-pecuniary interest in amended application 20/06308/FUL - 2 Travellers Rest, Bradford Road – Proposed conversion of existing garage to create a single bedroom dwelling as an acquaintance of the applicant. He remained in the meeting for the discussion and decision on the item.

Councillor G Sanders declared a non-pecuniary interest in application 20/08255/FUL - 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 as she had been dealing with the application

in a work capacity. She remained in the meeting for the discussion and decision on the item.

Councillor G Sanders declared a non-pecuniary interest in application 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” as she had been dealing with the application in a work capacity. She remained in the meeting for the discussion and decision on the item.

Councillor M Wakeman declared a non-pecuniary interest in application 20/08375/CLE - Thingley Bridge Sawmill, Thingley, Gastard - Certificate of Lawfulness for use of existing building for storage of building materials and workshop as she was acquainted with a person involved in the application. She remained in the meeting for the discussion and decision on the item.

PL 45/20 Applications

CORSHAM GASTARD WARD

[20/08375/CLE](#) Thingley Bridge Sawmill, Thingley, Gastard - Certificate of Lawfulness for use of existing building for storage of building materials and workshop.

Resolved: that no objection be raised.

[20/08567/LBC](#) Quarrymans Cottage, 15 Velley Hill - Proposed replacement of 3no. existing substandard windows to porch.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

[20/08521/FUL](#) 9 Pitts Croft – Demolish existing flat roofed double garage and replace with new garage.

Resolved: that no objection be raised.

[20/07600/FUL](#)
[20/08034/LBC](#) 6 Bakers Corner – Replace wood burning stove. Addition of chimney pot, flue liner and bird guard.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[20/08255/FUL](#) 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.

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.*
- 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 32 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.

CORSHAM TOWN WARD

[20/08013/LBC](#)

Easton House, 14 Easton – Proposed repair of dovecote including the roof, roof structure and entrance door with selective re-pointing to walls.

Resolved: that no objection be raised.

[20/06022/FUL](#)

12 Woodborough Road - Erection of side extension above single-storey garage to form two-storey extension to existing gable. Rooflight to rear.

Resolved: to recommend refusal of the application on the grounds that the proposal is out of keeping with the area particularly the proposed materials and the overhang and therefore contrary to the Corsham Design Guide. Also, that the proposal does not accord with Wiltshire Council Parking Standards which do not include garages as part of the allocated parking provision except where there are overriding design considerations.

If Wiltshire Council is minded to approve the proposal the Town Council would ask that the windows mentioned in the neighbour's objection be obscured.

PL 46/20 Amended/Additional Plans

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 a 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 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.

- v) The impact the proposal would have on existing infrastructure such as schools and doctor's surgeries.*
- vi) Concern that the site may be in a safeguarded birdstrike area.*
- vii) Concern that there may be contamination on site.*
- viii) The Town Council would welcome a meeting with the developer and Box Parish Council to discuss the scheme in detail.*
- ix) The Town Council would like to ensure that the concerns raised by Wiltshire Council Officers in terms of drainage, ecology and urban design had been addressed.*

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

CHIPPENHAM PARISH

[20/04398/REM](#)

Land at Hunters Moon, Chippenham – Reserved matters for 80 homes forming phase four of Hunters Moon. Consent is sought for all outstanding matters relating to this area, comprising layout, scale, appearance, materials and landscaping.

Resolved: that no objection be raised.

CORSHAM WEST WARD

[20/06308/FUL](#)

2 Travellers Rest, Bradford Road – Proposed conversion of existing garage to create a single bedroom dwelling.

Resolved: that no objection be raised.

PL 47/20 Decisions

- (1) Approvals

CORSHAM NESTON WARD

20/02846/FUL
20/06418/LBC

40 Westwells – Addition of glazed metal framed roof and doors to the existing stone walls of former stable building.

*

20/06364/FUL

25 Moor Green – Erection of a single dwelling and alterations to existing dwelling; formation of new access.

CORSHAM PICKWICK WARD

*

20/06792/FUL

1 Meriton Avenue – Two-storey side extension.

20/07009/TCA 8 Academy Drive - Up to 1.5 metre reduction to Silver Birch and crown raise to 2.5 metres above ground level (T1), 3 metre crown reduction to Hawthorn (T2), 3 metre crown reduction to Silver Birch and removal of branch overhanging neighbours property (T3), 3 metre crown reduction to Silver Birch and removal of branch overhanging lawn (T4)

CORSHAM TOWN WARD

20/05919/FUL 36 Station Road – Erection of artist studio in rear garden.

20/06147/FUL Littlecombe, 7 Pound Pill - Forming opening in garden
20/06826/LBC wall for personnel door. Installation of garden shed.
Installation of greenhouse.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 48/20 Planning Appeal Decision

APPELLANTS NAME: Pub Leisure

APPEAL SITE: Hare and Hounds, 48 Pickwick Road

APPEAL AGAINST: A listed building enforcement notice issued by Wiltshire Council. Enforcement notice, numbered 18/00982/ENF, was issued on 4 March 2019.

INSPECTORATE REFERENCE: APP/Y3940/F/19/3225962

The Appeal is dismissed and listed building consent is refused for the erection of a timber and plastic 'smoking shelter' and the erection of a timber 'bin store'.

Resolved: that the Appeal Decision was noted.

The meeting commenced at 7.30pm and closed at 8.20pm. There were two 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.