

**Minutes of the Council (Planning) Meeting held remotely on
Wednesday 3 February 2021**

Present Councillor S Abbott (Chairman)
Councillors P Anstey, H Belcher, A Brown, A Crockford, T Ellis,
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)
A Gale (Future Chippenham Team, Wiltshire Council)
S Hendey (Future Chippenham Team, Wiltshire Council)
C Lamb (Future Chippenham Team, Wiltshire Council)
A West-Webbe (Future Chippenham Team, Wiltshire Council)

PL 73/20 Apologies

Apologies were received from Councillors L Bray and N Farmer.

PL 74/20 Public Question Time and Petitions

One member of the public spoke in relation to the Local Plan Review Consultation. He asked the Town Council to be conscious of their response to planning applications on sites included in the site selection report.

PL 75/20 Declarations of Interest

Councillor P Anstey declared a non-pecuniary interest in application 20/11151/FUL - 25 Moor Green - Erection of single and two-storey rear extensions, alterations and formation of new vehicular access, as he owns a property in the vicinity of the application. He remained in the meeting for the discussion and decision on the item.

PL 76/20 Future Chippenham Consultation Presentation

Representatives of the Future Chippenham Team introduced the consultation information. The project webpage www.wiltshire.gov.uk/future-chippenham provides additional information on the project. The consultation closes at 5pm on Friday 12 March 2021.

The Chairman thanked the Future Chippenham Team for their time and encouraged Councillors to find out more about the project.

CHIPPENHAM PARISH

[20/11654/REM](#)

Land at Showell Nurseries - Submission of Reserved Matters for appearance, landscaping, layout and scale for the erection of 120no. dwellings, pursuant to Outline Planning Permission 17/08554/OUT.

Resolved: that no objection be raised. The Town Council would like to support the comments made by Chippenham Town Council regarding the inclusion of adequate pedestrian and cycle links and their request for amended plans which include improvements to the design, sustainability and quality of the development.

CORSHAM NESTON WARD

[20/11151/FUL](#)

25 Moor Green - Erection of single and two-storey rear extensions, alterations and formation of new vehicular access.

Resolved: to object on the grounds of design – it was felt that a pitched roof would be more in keeping with the area and materials – it was felt that the extensive use of timber was not sympathetic to the building or its setting.

[20/11087/LBC](#)

24 Moor Green - Replacement of glass conservatory roof with solid tiled 'Warm Roof' with two glass panels. The existing timber frame will be retained, the pitch and height of roof will remain the same.

Resolved: that no objection be raised.

CORSHAM GASTARD WARD

[20/10887/FUL](#)

20, Gastard - Erection of a balcony and lean-to canopy.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[20/10932/FUL](#)

3 Picked Mead - Convert existing single garage into dwelling space.

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

[20/11058/FUL](#)

55 Buckthorn Row - Proposed extension and conversion of existing garage to provide accommodation for dependent relative.

Resolved: that no objection be raised to the principle of the proposal but concerns raised by the neighbouring property regarding privacy needed to be assessed.

[20/11338/FUL](#)

1A Post Office Lane - Change of Use from A1 to A5 (hot food takeaway fish & chip shop to ground floor and to C3 residential flat on first floor).

Resolved: to object to the proposal on the grounds that the Town Council has concerns regarding

- i) noise especially as the site is adjacent to a residential home;*
- ii) the efficacy of the ventilation system;*
- iii) highways concerns;*
- iv) lack of natural light in the flat;*
- v) lack of parking;*
- vi) design considerations – the frontage of the shop would need careful consideration and replacing the stone tiles on the roof with slate was felt to be inappropriate in a Conservation Area.*

[21/00214/TPO](#)

6 Chestnut Grange - Fell 1 Horse Chestnut (T1).

Resolved: that no objection be raised.

CORSHAM TOWN WARD

[20/11026/FUL](#)

18 Cresswells – Single-storey side extension.

Resolved: that no objection be raised in principle, but the Town Council do object to the use of render rather than reconstituted stone.

[20/11187/FUL](#)

18 Edridge Place – Two-storey side extension.

Resolved: that no objection be raised.

[20/10787/VAR](#)

6 Broadmead - Variation of Condition 4 of planning permission 18/10997/FUL (single-storey extension replacing existing garage) to amend the design of the extension.

Resolved: that no objection be raised.

[20/11352/FUL](#) 87 Broadmead – Single-storey rear extension.

Resolved: that no objection be raised to the principle of the proposal but the Town Council would like to ensure that the materials used are in keeping with the surroundings in line with the Corsham Design Guide.

[20/11310/FUL](#) 15 Paul Street – Ground and first floor rear extension to create kitchen diner and en-suite.

Resolved: that no objection be raised.

[20/10789/FUL](#) 15 Ludmead Road – Erection of conservatory

Resolved: that no objection be raised.

PL 78/20 Amended/Additional Plans

CHIPPENHAM PARISH

[20/04398/REM](#) Land at Hunters Moon, Chippenham – Reserved Matters for 76 homes forming Phase 4 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. The Town Council supports the comments made by Chippenham Town Council.

PL 79/20 Decisions

(1) Approvals

CORSHAM NESTON WARD

20/10227/TCA 4 Bakers Corner - 2 metre crown reduction to south-west and 3 metre reduction to north-east of Beech Tree (T1), up to 4 metre reduction of lateral branches to east of Eucalyptus Tree and 1.5 metre reduction to remaining crown (T2), fell dead Cherry Tree (T3), and fell one Plum Tree (T4), fell one Elder.

CORSHAM PICKWICK WARD

20/07776/FUL 19 Post Office Lane - Balcony to first floor flat.

20/06647/TCA The Dovecote, Dovecote Drive - 30% crown reduction to one Ash Tree.

20/06662/TCA 33 High Street - Fell one Aspen and one Crimson Maple.

20/10478/TCA 23 Pickwick - Crown raise Oak by up to 5 metres over driveway and crown clean (T1).

CORSHAM TOWN WARD

20/09382/FUL	Unit 4, Abacus House, Newlands Road - Proposed replacement fenestration.
20/07875/LBC	Easton Court Farm, Easton - Proposal to strip and re-lay the stone tiled roof.
20/08758/FUL	17 Paul Street – Single-storey rear extension.
20/08013/LBC	Easton House, 14 Easton - Proposed repair of the dovecote including the roof, roof structure and entrance door with selective re-pointing to walls.
20/06671/TCA	Easton House, 14 Easton - Fell one Indian Bean Tree.

(2) Refusals

CORSHAM NESTON WARD

20/03221/FUL	Land at Westwells - Erection of two dwellings.
20/09767/FUL	7 The Stoneworks - Loft conversion with roof lights and rear dormer.

(3) Withdrawn

There were none for this meeting.

PL 80/20 Gypsy and Traveller Local Plan Consultation

The Gypsy and Traveller Local Plan consultation would be taking place from Wednesday 13 January 2021 until 11:59pm on Tuesday 9 March 2021. In line with Government planning policy and legislation, the plan will look to allocate land for travellers in sustainable locations to meet their permanent and temporary accommodation needs up until 2036.

- <https://www.wiltshire.gov.uk/planning-gypsy-travellers>

Resolved: that the Gypsy and Traveller Local Plan consultation be noted. Councillor R Hopkinson would look at the consultation.

PL 81/20 Local Plan Review Consultation

To find out more about the Local Plan Review Consultation - www.wiltshire.gov.uk/planning-policy-local-plan-review

The Chief Executive and Finance and Planning Officer reported on the Local Plan Review consultation meetings they had attended.

The best way to respond to the consultation was discussed. Councillors for the more rural wards were encouraged to look at the plans for the rural areas whilst the other Councillors were encouraged to look at the plans for the Corsham settlement. All Councillors were encouraged to look at the emerging Spatial Strategy.

Councillor Phil Whalley had produced a report as part of his work for the Neighbourhood Plan Delivery and Monitoring Group.

Resolved:

- i) The Finance and Planning Officer would send a copy of Councillor Whalley's report to all Councillors along with a map of the proposed sites and a list of the consultation questions.*
- ii) Councillors would send any comments or responses to the Finance and Planning Officer by 12 February 2021 to aid in the compilation of a draft response which would be considered at the Council (Planning) Meeting on 24 February 2021.*

82/20 Corsham Neighbourhood Plan Delivery and Monitoring Group Membership and Terms of Reference - annual review and report on progress

The Chairman summarised the work the Neighbourhood Plan Delivery and Monitoring Group had undertaken over the last year. This included helping with the Town Council's response to the Consultation on the Planning White Paper; a useful meeting with a representative of Thame Town Council; looking at opportunities within the Plan; the formation of an action plan and a meeting with Box Parish Council. A meeting with GreenSquare was scheduled for later this week.

Resolved: that the Terms of Reference for the Neighbourhood Plan Delivery and Monitoring Group and the Membership of the Group be approved. A copy of the action plan would be sent to all Councillors.

83/20 Planning Inquiry Land North of Bath Road.

Councillor R Hopkinson updated the Council on the progress of the Inquiry. The Inquiry had been adjourned and would recommence on 24 and 25 February. The Inspector would conduct a site visit when conditions allowed and then take 6-8 weeks to reach a conclusion.

Councillor Hopkinson was thanked for attending the Inquiry and updating the Council.

The meeting commenced at 7.30pm and closed at 9.07pm. 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.