

**Minutes of the Council (Planning) Meeting held at the Town Hall on
Wednesday 30 August 2017**

Present Councillor Mrs R Hopkinson (Chairman)
Councillors S Abbott, Miss T Alberga, P Anstey, Mrs D Anstis, Ms L Bray,
C Fuller, D Jones, S Moysey, R Le Var, N Pocock, Mrs M Wakeman and
Mrs A White.

In Attendance Councillor B Anderson (Wiltshire Councillor)
Mrs K Gilby (Administration Officer)
D Martin (Chief Executive)

PL 45/17 Apologies

Apologies were received from Councillors N Farmer, M Jackson, D Jarman and
R Preen.

PL 46/17 Public Question Time and Petitions

There were none.

PL 47/17 Declarations of Interest

Councillor S Abbott declared a non-pecuniary interest in application
17/07345/CLE – Annex Flat 9-10 Hartham – Certificate of Lawfulness for the
change of use of ground floor to separate dwelling as an acquaintance of the
applicant. He remained in the room during the discussion and decisions on the
item.

PL 48/17 Applications

CORSHAM/CHIPPENHAM/LACOCK PARISH

[17/07443/REM](#) Rowden Park, Patterdown Road – Application for the
approval of reserved matters (appearance, landscaping,
layout and scale) for on-site infrastructure including spine
road entrance, pumping station, drainage and attenuation
ponds, gas and utility services) in relation to outline planning
permission [14/12118/OUT](#).

Resolved: that no objection be raised.

CORSHAM NESTON WARD

[17/07636/FUL](#) Paddock View, Upper Potley – Proposed alterations to existing accommodation in roof area by raising roof line.

Resolved: that no objection be raised.

[17/07670/FUL](#) 3 Bakers Corner – Demolition of existing single-storey extension, garage and outbuilding and indirect replacement with a two-storey extension to the main house with a new parking area and minor changes to the garden.

Resolved: that whilst the Town Council has no objection to the demolition and replacement it does feel that the wooden cladding which is proposed to cover the first floor is out of keeping with the character of the area.

[17/07056/FUL](#) 18 Elley Green – Timber cladding and window shutters to house, first-floor side facing window (amendment to [16/04166/FUL](#)).

Resolved: that no objection be raised.

[17/07349/OUT](#) The Old Glove Factory, adjacent 25 Brockleaze – Demolition of redundant factory storage units and replacement with 10 new dwellings plus associated works and landscaping/ecological improvement scheme (resubmission of [16/09314/OUT](#)).

Resolved: that whilst the Town Council fully supports the redevelopment of the site, this proposal be refused as it represents overdevelopment of the site due to its density. If Wiltshire Council are minded to approve the application the Town Council would like to see the trees and hedges protected.

[17/05307/CLE](#) Land adjacent Ridge Cottages, The Ridge – Certificate of Lawfulness for the use of the property for storing and maintaining vehicles, plant and machinery.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[17/07336/FUL](#) 1 Martingate Centre, Post Office Lane – Creation of murals on the western face of the Co-op building in the Martingate Centre (facing the car park) and a side wall at the rear of the car park.

Resolved: that no objection be raised.

[17/07345/CLE](#) Annex Flat 9-10 Hartham – Certificate of Lawfulness for the change of use of ground floor to separate dwelling.

Resolved: that no objection be raised.

CORSHAM TOWN WARD

[17/07087/VAR](#) 14 Station Road – Variation of Condition 2 of [17/01911/FUL](#) relating to revised elevations.

Resolved: that no objection be raised.

[17/07133/OUT](#) Brook Drive – Outline application for the erection of up to 31 dwellings following the demolition of 6 existing dwellings and associated access (all matters reserved except access) (Resubmission of [15/11544/OUT](#)).

Resolved:

- i) *that the Town Council objects to the development in its entirety for all of its previous reasons: exacerbation of flooding problems; creation of 18 additional traffic problems including highway safety; reduction in privacy as the site is elevated; unjustified Greenfield development; unsustainable impact on primary education and health service provision; environmental and ecological harm; creation of a harsh and highly visible manmade skyline; detriment to the landscape character; visual impact in terms of scale; poor and unsuitable design quality; overdevelopment with a very high housing density; non-compliance with Wiltshire Council Core Strategy Policies CP1, 2, 11, 50, 51, 52 and 57; exacerbation of problems with water run-off and foul water flooding; Corsham will already exceed Core Strategy housing targets; lack of adequately sized gardens; destruction of woodland and the soft green transition from town to countryside; destruction of habitat used by rare species of protected bats; causes fragmentation and isolation of natural habitats; outside of the settlement boundary; the land should be returned to its former state; the character and scale and design is out of keeping with the Broadmead Estate/Brook Drive; the site is excluded from Wiltshire Council's Core Strategy Draft Development Plan Document; the site is excluded from the emerging Corsham Neighbourhood Plan; affordable housing need will already be met by existing permissions granted within Corsham and the preparation of the site has*

destroyed an important wildlife corridor. There were concerns regarding possible contamination and instability of the land; environmental health concerns regarding noise; concerns over the viability of the accesses to the scheme especially the two for two dwellings which seem inadequate for refuse and emergency vehicles; Wiltshire Council can now demonstrate a five-year housing land supply so this proposal is unnecessary.

- ii) *That Highways be consulted on which of the access arrangements is the most appropriate.*

[17/07442/TCA](#) Ash Villa, 5 Pound Pill – Fell one Ash Tree.

Resolved: that no objection be raised.

[17/07441/FUL](#) 32 Pickwick Road – Single-storey rear extension to enlarge kitchen.

Resolved: that no objection be raised.

[17/06118/FUL](#) 42 Brakspear Drive – Retrospective application for erection of level rectangular decking in main section of garden.

Resolved: that no objection be raised.

[17/07712/FUL](#) 39 Cresswells – To form one new garage in a portion of unused garden that abuts the existing highway and is adjacent to an existing row of garages.

Resolved: that the application be refused on the grounds that it is out of character with the area.

PL 49/17 Amended/Additional Plans

There were none for this meeting.

PL 50/17 Decisions

- (1) Approvals

CORSHAM GASTARD WARD

17/05430/FUL Redmans, Chapel Knapp – The erection of a replacement detached two bay garage.

CORSHAM PICKWICK WARD

17/06400/TCA Ivy House, 2 Priory Street – 30% reduction to Magnolia and up to one metre reduction to sides.

17/04940/FUL 12 Kings Avenue – Erection of new build dwelling – infill house.

17/05012/CLP 46 Park Lane – Certificate of Lawfulness for proposed single-storey side and rear extension. Dormer window to rear elevation. Loft conversion. Detached garage.

CORSHAM TOWN WARD

17/05434/FUL 11 Brook Drive – Single-storey mono pitched extension.

(2) Refusals

CHIPPENHAM PARISH

* 16/06790/FUL Land at Methuen Park – Proposed erection of 66 dwellings, formation of access road, open space, landscaping and associated works.

CORSHAM TOWN WARD

17/06098/FUL 15 Dicketts Road – Two one-bedroom houses with associated parking.

(3) Withdrawn

There were none for this meeting.

(4) Void

There were none for this meeting.

PL 51/17 Corsham Neighbourhood Plan Update

The Chief Executive and Administration Officer updated the Council on the progress of the Corsham Neighbourhood Plan.

Resolved: that the Administration Officer make copies of the draft documents available to the Steering Group and Town Councillors.

PL 52/17 Planning Meetings Without Paper Plans

Councillors discussed how the new system is working.

Resolved:

i) It was noted that an appointment could be made to view the planning files at Wiltshire Council Offices in Monkton Park.

- ii) *An article would be placed in the Town Council newsletter to remind residents that they are welcome to attend Council Planning Meetings or write in with letters of objection or support.*

The meeting commenced at 7.30pm and closed at 8.49pm. 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.