

**Minutes of the Council (Planning) Meeting held remotely on
Wednesday 5 August 2020**

Present Councillor S Abbott (Chairman)
Councillors A Brown, A Crockford, T Ellis, R Hopkinson,
N Farmer, S Moysey, G Sanders, M Wakeman

In Attendance D Martin (Chief Executive)

PL 08/20 Apologies

Apologies were received from Councillors L Bray, C Fuller, R Le-Var and A White.

PL 09/20 Public Question Time and Petitions

One member of the public spoke on behalf of the applicant in support of Amended/Additional Plans for 20/02614/FUL Land North East of Westwells – Erection of dwelling together with associated works – He explained the revisions to the plans and how these might address previous concerns. He asked the Town Council to support the application.

PL 10/20 Declarations of Interest

Councillor S Abbott declared a non-pecuniary interest in application 20/04961/FUL107 Park Farm Stables, Lacock Road – Re-use and extension to rural building to create single dwelling, as an acquaintance of the applicant. He remained in the meeting during the discussion and decision on the item.

PL 11/20 Applications

CORSHAM NESTON WARD

20/05641/FUL 8 Westwells – Single-storey rear extension.

Resolved: that no objection be raised.

20/02846/FUL 40 Westwells - Addition of glazed metal framed roof and
20/06418/LBC doors to the existing stone walls of former stables
building.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

20/05947/TCA 7 Academy Drive – Fell one Crabapple Tree.

Resolved: that no objection be raised.

20/05314/FUL 9 Pickwick – Construct a lean-to workshop at the rear of the existing garage building.

Resolved: that no objection be raised.

20/05802/TPO 12 Woodlands – Crown clean Sycamore and reduce laterally by up to 2 metres.

Resolved: that no objection be raised.

20/05569/FUL 16 Arnolds Mead – Single-storey rear extension and new elevational treatments to the existing dwelling.

Resolved: that the case officer and applicant be asked to carefully consider the selection of materials to ensure it is in keeping with the Corsham Neighbourhood Plan Design Guide (p.99 - Materials).

CORSHAM TOWN WARD

20/04961/FUL Park Farm Stables, Lacock Road – Re-use and extension to rural building to create single dwelling.

Resolved: that no objection be raised to the design, with the proviso that

- i) The design incorporates bat boxes as recommended in the Corsham Neighbourhood Plan Batscape Strategy, and*
- ii) The case officer is assured that the proposals fit the criteria of Core Policy 48*
- iii) The opportunities to provide a long-lasting house sparrow nest box on the building and to provide bee bricks in the walls of the new extension be implemented as per the preliminary ecological appraisal.*

20/05258/FUL 52 Brakspear Drive – Two-storey extension to dwelling.

Resolved: that no objection be raised.

20/04420/FUL 3 Porters Mead - Small single-storey extension to the rear of the property and some raised decking.

Resolved: that no objection be raised.

PL 12/20 Amended/Additional Plans

CORSHAM NESTON WARD

20/02614/FUL Land North East of Westwells - Erection of dwelling together with associated works.

There was some concern that the proposal was overdevelopment of the site and that the mass was excessive.

Resolved: to raise no objection to the application subject to

- i)* Further consideration being given to improving the visibility splay, and
- ii)* The parking area being re-designed to improve its appearance.

PL 13/20 Decisions

(1) Approvals

CORSHAM GASTARD WARD

* 20/02093/VAR 9 Velley Hill – Application to remove/vary part of Condition 4 of 19/00237/FUL (Erect staircase turret over existing extension. Upgrade attic rooms. New Dormer.)

20/03457/FUL Hill View 3 Chapel Lane - Replace windows and doors.

CORSHAM PICKWICK WARD

20/03597/FUL Home Farm, 7 Hartham Lane – Erection of new cattle building.

20/04093/LBC Corsham Court – Removal of existing corrugated asbestos cement roof sheets to former boiler lean-to shed building and replacement with new corrugated fibre cement sheets and rainwater goods to match existing.

20/03725/FUL 13 Cross Keys - New Garden Room to replace conservatory; new Annex/Garage to replace existing garage and garden store; releveling of driveway and removal of two trees and section of hawthorn hedge to facilitate works.

*

20/03870/FUL
20/03871/LBC Cross Keys Inn Cross Keys - Change of use from Public House (drinking establishment) to two-bedroom dwelling. Removal of rear entrance lobby, reinstate

ground floor window. Internal alterations including removal of bar, construction of internal partition and removal of partition to first floor.

CORSHAM TOWN WARD

20/01504/FUL Cherry Tree Cottage Thingley Road - Alterations and extension to Goatacre Barn, in addition to the erection of a new associated garage/car port.

20/04617/FUL 107 Tellcroft Close - Proposed insertion of velux windows to existing roof structure.

(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 14/20 Planning Appeal Notification

APPELLANTS NAME: Mr Harlow
APPEAL SITE: 57 High Street, Corsham, Wiltshire
PROPOSED DEVELOPMENT: Demolition of existing single-storey extension, erection of replacement single-storey extension with internal works and rebuilding of part-demolished wall.

INSPECTORATE REFERENCE: APP/Y3940/W/20/3248589 & APP/Y3940/W/20/3248598

APPEAL START DATE: 07 July 2020

The appeal is against a refusal in respect of the above site and is to be decided on the basis of the written representations procedure.

Resolved: That the Town Council sends a strongly worded objection to the Planning Inspectorate explaining the reasons the application should be refused, including:

Concerns regarding location and compatibility with adjoining businesses and residential properties; lack of rear access; ventilation and odours; potential noise of refrigeration; that an undertakers with a mortuary would, undoubtedly, cause traffic and parking issues on a busy one-way High Street; hazardous waste, for example, chemicals used for embalming. The proposed extension would represent overdevelopment of the site and would be detrimental to the Listed Building. The proposal was contrary to Objective OB5 of the Corsham Town Council Strategic Plan 2018-2022 –

To explore measures to enhance the High Street experience for residents and visitors. There were concerns that the access from the High Street was not wide enough for disabled visitors; there would be a lack of amenity space; no space for the storage of waste and concerns regarding drainage. The heritage impact of the proposal would be contrary to Key Objective HEKO2 of the draft Corsham Neighbourhood Plan - To conserve and enhance Corsham's historic centre and other heritage-rich areas including underground. It had been reported that bodies were being moved through the High Street and that the business may be operating without all the proper permissions.

The meeting commenced at 7.30pm and closed at 8.42pm. There were two members of the public present at the start of the meeting and none at the close.

CHAIRMAN

DATE

Councillors' decisions on planning applications are based on the information available to them at the time of the meeting.