

**Minutes of the Council (Planning) Meeting held at the Town Hall on
Wednesday 9 May 2018**

Present Councillor Mrs R Hopkinson (Chairman)
Councillors S Abbott, Mrs T Alberga, P Anstey, Ms L Bray,
J Maloney, S Moysey, R Le-Var, Mrs G Sanders, Mrs A White and
Mrs C Woodward.

In Attendance Mrs K Gilby (Administration Officer)

PL 132/17 Apologies

Apologies were received from Councillors, N Farmer, C Fuller, M Jackson,
D Jarman, D Jones and Mrs M Wakeman

PL 133/17 Public Question Time and Petitions

One member of the public spoke in support of application 18/03658/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. She felt that the application should be supported as the proposal took inspiration from the local buildings, was of less square footage than the buildings to be removed and would create a sustainable family home.

One member of the public asked that the Council recommend refusal of application 18/03658/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. He felt that the proposal was overly large and out of keeping with the Conservation Area and would have a detrimental impact on neighbouring properties and local views. He felt that the application was contrary to policies 51, 57 and 58 of the Wiltshire Core Strategy.

One member of the public spoke in support of application 18/03528/FUL - The Old Glove Factory, land adjacent 25 Brockleaze – Erection of 5no. dwellings and retention and conversion of part existing building to form 1no. dwelling. Demolition of remaining structures, associated landscaping and improvements to existing access. He felt that the proposal would enhance the site, was a less intensive scheme than had previously been proposed on the site and was sensitive to the ecology of the area.

One member of the public asked that the Council recommend refusal of application 18/03155/FUL - 16 Erneston Crescent – Extensions to dwelling providing wheelchair accessible accommodation on ground floor and additional family bedroom to first floor. He felt that the proposal represented overdevelopment of the site, would overwhelm the character of the adjacent lane,

would be detrimental to the amenities of adjacent properties and that the plans submitted did not contain sufficient detail to be properly considered.

PL 134/17 Declarations of Interest

Councillor Mrs T Alberga declared a non-pecuniary interest in application 18/03155/FUL - 16 Erneston Crescent – Extensions to dwelling providing wheelchair accessible accommodation on ground floor and additional family bedroom to first floor as she lives close to the site. She remained in the room during the discussion and decisions on the item.

Councillor Mrs R Hopkinson declared a non-pecuniary interest in application 18/03986/TCA - Newlands House, Newlands Road – 2.5 metre reduction of Sycamore, 2.5 metre height reduction to 2 Leylandii, and fell one Goat Willow as she lives close to the site. She remained in the room during the discussion and decisions on the item.

PL 135/17 Applications

CORSHAM NESTON WARD

[18/03658/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:

(i) that no objection be raised;

(ii) that the Wiltshire Councillor for the area be asked to work with the Planning Officer to ensure that the proposals conform with Core Strategy Policies 51, 57 and 58 and carefully consider the height and fenestration details of the proposal.

[18/03528/FUL](#)

The Old Glove Factory, land adjacent 25 Brockleaze – Erection of 5no. dwellings and retention and conversion of part existing building to form 1no. dwelling. Demolition of remaining structures, associated landscaping and improvements to existing access.

Resolved: to support the application.

CORSHAM PICKWICK WARD

[18/03986/TCA](#)

Newlands House, Newlands Road – 2.5 metre reduction of Sycamore, 2.5 metre height reduction to 2 Leylandii, and fell one Goat Willow.

Resolved: that no objection be raised.

CORSHAM TOWN WARD

[18/03252/FUL](#)

39 Tellcroft Close – First floor side and rear extensions.

Resolved: that no objection be raised.

[18/03155/FUL](#)

16 Erneston Crescent – Extensions to dwelling providing wheelchair accessible accommodation on ground floor and additional family bedroom to first floor.

Resolved: that the application be refused on the grounds that the plans do not contain sufficient detail. Based on the available information the proposal is overbearing for the position, is not sympathetic to its environment and would have a detrimental effect on light and privacy of adjacent properties. The proposal needs to be considered in the context of not just Erneston Crescent but also Providence Lane.

[18/03768/FUL](#)

3 Charlwood Road – Proposed conservatory to side extension.

Resolved: that no objection be raised.

[18/03536/VAR](#)

The Corsham School, The Tynings – Variation of Conditions 2 and 3 of planning permission 17/09714/FUL to allow for a redesign and change of materials for external surfaces.

Resolved: that no objection be raised. The Town Council would ask that the Planning Officer consider the height of the front elevation and possible impact on neighbouring properties.

[18/03848/FUL](#)

13 The Cleeve – Single-storey kitchen and dining rear extension to existing dwelling.

Resolved: that no objection be raised.

PL 136/17 Amended/Additional Plans

CORSHAM TOWN WARD

[18/00699/FUL](#)
[18/00788/LBC](#)

Southbank House, Lacock Road – Erection of new orangery in place of existing conservatory (built 1992). Internal alterations to ground floor and first floor accommodation. Block doorway in east elevation (built 1992). *(Previous plans considered at CTC Planning Meeting on 14.02.18. Decision – Resolved: that no objections be raised).*

Resolved: that no objection be raised.

PL 137/17 Decisions

(1) Approvals

BOX PARISH

17/12402/DP3 Corsham Primary School, Broadwood Avenue – Extension of the existing school to provide additional classroom and ancillary space by extending the school in two phases.

CORSHAM GASTARD WARD

18/01420/FUL 7-8 Lanes End - Proposed demolition of existing flat roof extension and erection of single-storey extension and fenestration alterations.
18/01477/LBC

18/01481/FUL Timberleaze, 4 Chapel Knapp – Construction of a new garage and carport including new outside parking spaces. Demolition of existing garage building and timber shed. The site entrance is moved along the east boundary towards the north of the site.

CORSHAM PICKWICK WARD

18/01444/TPO 23 Pickwick – Ash (T6) – 20% crown reduction.

18/00591/FUL 8 Kings Avenue – Single-storey front extension.

18/02154/FUL 15 High Street – Additional office on ground floor.
18/02307/LBC

18/02482/TCA Corsham Court – Crown lift Lime (T68) to 6 metres, lift over roof to give 3 metres clearance and remove epicormic growth.

CORSHAM TOWN WARD

18/01828/FUL 94 Brook Drive – Proposed replacement pitched roof.

* 18/01862/FUL The Great Western, Pound Pill – Extension to rear of property to create larger female W.C. New feature entrance canopy and new orangery style extension.

18/02097/FUL The Old Stable, Potley Lane – Two-storey rear extension to house.

(2) Refusals

CORSHAM PICKWICK WARD

* 18/01438/TPO The Coach House, 1 Academy Drive – Beech Tree (T3) – remove large limb overhanging garden wall, remove lower limb overhanging gazebo, and reduce north facing limb overhanging patio and road by 4 metres.

(3) Withdrawn

There were none for this meeting.

(4) Void

There were none for this meeting.

**PL 138/17 Re: Local Government (Miscellaneous Provisions) Act 1982
Application for Street Trading Consent**

Trading Name: The Coffee Girl
Articles for sale: Freshly brewed, locally roasted coffee, hot beverages, pastries and homemade cakes
Trading Location: Layby on A4 near the A350 roundabout and next to Chequers Farm
Trading Times: Monday – Friday (inclusive): 07:00 – 13:00
Saturday: 10:30 – 14:30

Resolved: that there were concerns regarding highway safety.

**PL 139/17 Councillors Briefing Note No. 349
Changes to Planning Legislation – Permission in Principle**

Resolved: that Councillors Briefing Note No. 349 be noted.

PL 140/17 Neighbourhood Plan Steering Group Terms of Reference and Membership

Six-monthly review of the Terms of Reference and membership.

Resolved: that the Neighbourhood Plan Steering Group Terms of Reference and Membership be approved.

PL 140/17 Consultation on the draft revised text of the National Planning Policy Framework

The draft revised National Planning Policy Framework incorporates policy proposals previously consulted on in the [Housing White Paper](#) and the [Planning for the right homes in the right places consultation](#). Budget 2017 included additional proposals to change planning policy and legislation to bring forward more land in the right places. This consultation seeks views on these additional policy proposals.

Full details of the consultation are available via:

<https://www.gov.uk/government/consultations/draft-revised-national-planning-policy-framework>

Resolved: that the Consultation be noted. Councillors could respond as individuals.

The meeting commenced at 7.30pm and closed at 8.26pm. There were nine members of the public present at the start of the meeting and none at the end.

CHAIRMAN

DATE

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