

**Notes of the informal Council (Planning) Meeting held via Teams on
Wednesday 23 June 2021**

Present Councillor S Abbott (Chairman)
Councillors J Brook, A Brown, H Belcher, A Crockford, T Ellis,
R Hopkinson, M Jackson, L Jefferson.

In Attendance Mrs K Gilby (Finance and Planning Officer)

1. Apologies

Apologies were received from Councillors J Corbett, S Driver, N Farmer,
R Preen, J Robertson and A White.

2. Public Question Time and Petitions

There were none.

3. Declarations of Interest

Councillor S Abbott declared a non-pecuniary interest in application
PL/2021/04383 - 12 Swan Road – Single-storey rear and side extension plus
additional first floor window in front elevation as an acquaintance of the
applicant. He left the meeting during the discussion and decision on the item.
Councillor H Belcher chaired the meeting for that item.

4. Applications

CORSHAM GASTARD WARD

[PL/2021/04647](#) Willow Croft Farm - Construction of double carport and
workshop with home office space above; single-storey link
extension to main house and side conservatory extension.

Agreed: that no objection be raised.

[PL/2021/06157](#) 1 Chapel Hill - 20% Reduction to one Ornamental Pear
Tree (T1) Fell one Pear Tree and one Ash Tree (T2 & T3).

*Agreed: that no objection be raised. The Town Council
would encourage the applicant to replace the trees if
possible.*

CORSHAM LADBROOK WARD

[PL/2021/04284](#) [PL/2021/05734](#) Cross Keys Inn, Cross Keys - Minor amendments to driveway and gates as shown in permitted schemes 20/03870/FUL and 20/03871/LBC.

Agreed: to object on the grounds that the proposed picket fence and gates are not in keeping with the Listed Building or Conservation Area. The Town Council also queried whether the double doors which open into the car park are a fire exit for Spider's Barn; the nature of the gravel finish and whether it was a permeable surface and whether the length between the road and the gates was sufficient for a car.

[PL/2021/04828](#) 17 Broadmead - Proposed rear extension with associated internal alterations.

Agreed: that no objection be raised.

[PL/2021/04965](#) 14 Alexander Terrace - Proposed single-storey rear extension.

Agreed: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2021/04383](#) 12 Swan Road – Single-storey rear and side extension plus additional first floor window in front elevation.

Agreed: that no objection be raised.

[PL/2021/03640](#) [PL/2021/03641](#) 24 Pickwick - Addition of single-storey side extension, porch and three dormer windows. Replacement of windows and external doors. Alterations to internal layout, external openings, landscaping, external lighting and other associated works.

Agreed: to object on the grounds that the reconfiguration of the interior is too extreme and does not retain the history of the building; the angle of the proposed dining room jars with the main building; the proposed external finish is not in keeping with the Listed Building or Conservation Area; concerns regarding the proposed car port; the use of zinc for the roof of the extension and that the proposal's benefit does not outweigh the harm. The Town Council would appreciate close scrutiny of the plans by the Conservation Officer.

5. Amended/Additional Plans

There were none for this meeting.

6. Decisions

(1) Approvals

BOX PARISH

19/07339/REM Former MOD Rudloe No. 2, Westwells Road – Reserved matters for details for layout, scale, appearance and landscaping for 166 dwellings and B1 office buildings pursuant to outline application 14/11354/OUT.

CORSHAM LADBROOK WARD

21/01799/FUL 16 Hastings Road – Two-storey rear extension.

PL/2021/03104 24 Station Road – Two-storey side and rear extension and alterations.

PL/2021/0577 7 Prospect – Proposed replacement drive entrance piers.
21/02497/FUL

PL/2021/3160 22 Brook Drive – Single-storey rear extension.

CORSHAM PICKWICK WARD

PL/2021/03277 20 Brakspear Drive - Demolition of existing conservatory and double garage. Erection of new two-storey side extension and single garage.

PL/2021/03285 46 Buckthorn Row - Extend the existing porch on the front of the property sideways to cover a new bay increasing the size of the room.

21/0285/FUL 39 Purleigh Road – To demolish the existing garage at the side of the house and rebuild two-storey extension. Ground floor will remain a garage and first floor will be a bathroom/bedroom.

PL/2021/03628 3 Saunders Grove – Lawful Development Certificate for single-storey rear extension to the existing property.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

(4) Void

There were none for this meeting.

7. Applications for Works to Trees - Guidance from Wiltshire Council

Tree works applications are not planning applications and are not dealt with in the same way as planning proposals in terms of their consultation due to the fact that there is a requirement to deal with these within six weeks otherwise the works can progress by default. Once Wiltshire Council is notified of the proposal there are six weeks in which it can decide either to make a Tree Preservation Order or to allow the works to proceed. There is no half-way house and there is no ability to negotiate. After six weeks if the applicant has received no response, they can proceed with the works.

Given the above constraints, Wiltshire Council's adopted procedure is thus:

- We register and notify the Parish/Town Council of the proposed works.
- If the Parish/Town Council objects to the works, then we ask one of our tree officers to look at the application for consideration as to whether the tree(s) are appropriate for a TPO. If they don't, then it stays with the team who send out an approval letter.
- The approval letter may contain informatives to the applicant, for example about protected species and the time limit that pertains for the works to be done but cannot restrict the work itself.
- We do not carry out any advertisement or notification. Given the limitations on what the Council can/cannot do for such proposals (TPO or approve) there is no requirement in legislation for any consultation. However, given that local knowledge is often beneficial we have chosen to consult with the local Parish/Town Council so that they can alert us to any which are of specific concern which may merit a TPO, triggering the visit by a Tree Officer to consider such a request.

For a TPO to be considered there has to be amenity interest and the impact of the removal of the trees would be considered to have a significant impact on the local environment and its enjoyment by the public. Local authorities are required to consider that there is a reasonable degree of public benefit from the retention of the trees as well as checking the health of any trees. The Secretary of State, in the guidance to local authorities on the making of TPOs indicates that in assessing amenity value the following key criteria are taken into account:

1. Visibility – the extent to which the tree can be seen by the wider public.
2. Individual impact looking at the specific size and form of a tree/group of trees including matters such as rarity of species, value for screening or its contribution to the Conservation Area.
3. Wider Impact – the significance of the trees in their local surroundings.

For further information on TPOs please see the following link

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/14956/tposguide.pdf

Agreed: that Wiltshire Council's guidance on applications for works to trees be noted.

The meeting commenced at 7.30pm and closed at 8.17pm. There was one member of the public present at the meeting.

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