

**Minutes of the Council (Planning) Meeting held at the Town Hall on
Wednesday 13 April 2016**

Present Councillor P Pearson (In the Chair)
Councillors J Fraser, M Jackson, D Jones, Mrs A Lock, J Mitchell,
N Pocock, M Simpkins, Mrs I Thompson and P Whalley

In Attendance Mrs K Gilby (Administration Officer)
D Martin (Chief Executive)

PL 124/15 Apologies

Apologies were received from Councillors S Abbott, P Anstey, Miss L Bray, C Fuller, N Farmer, Mrs R Hopkinson, D Jarman, Miss M Morgan and Mrs M Wakeman.

PL 125/15 Public Question Time and Petitions

Three members of the public spoke regarding application 15/11544/OUT – Peacock Grove (adjacent to Brook Drive) - Outline application for the erection of up to 38 dwellings. They asked that the Council recommend refusal of the application on the grounds that there was a possibility of land contamination and instability; environmental health impact due to noise; ecological impact; inappropriate and potentially dangerous access; the proposal was unnecessary, out of character, badly laid out and of too high density; lack of parking; lack of amenity space to the properties; the proposal does not comply with Core Policies CP1, CP2, CP11, CP50, CP51, CP 52 and CP57 of the Wiltshire Core Strategy; would put existing properties at greater risk of flooding and would be detrimental to wildlife.

PL 126/15 Declarations of Interest

To receive any Declaration(s) of Interest under Corsham Town Council's Code of Conduct issued in accordance with the Localism Act 2011.

Councillors Mrs A Lock, P Whalley and Mrs I Thompson declared non-pecuniary interests in application 15/11544/OUT as they were all acquaintances of residents who would be affected by the proposals. They remained in the room during the discussion and decision on the item.

PL 127/15 Applications

PICKWICK WARD

16/02684/LBC Hillsgreen Lodge, Hartham Lane – Temporary works and new stone buttresses to North side of garden wall on the grounds of structural failure. (New application to modify part of previous consented application 12/04133/LBC.)

Resolved: that no objections be raised.

16/02794/FUL 2 Meriton Avenue – Single-storey side extension.

Resolved: that no objections be raised.

16/02383/FUL 43 Light Close – Single-storey extension.

Resolved: that no objections be raised.

TOWN WARD

15/11544/OUT Peacock Grove (adjacent to Brook Drive) - Outline application for the erection of up to 38 dwellings following the demolition of 6 no. existing dwellings and associated access and landscaping works.

Resolved:

That the Town Council strongly recommends refusal of the application for the following reasons: exacerbation of flooding problems; creation of 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. The site should be restored to its former condition. 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.

When the application is considered by Wiltshire Council members from the Town Council would attend to reinforce its position.

16/02581/FUL 6 Potley Lane – Proposed two-storey rear extension.

Resolved: that no objections be raised.

16/02568/FUL 20 Pickwick Road – Demolition of existing garage and rebuild replacement garage, office space and workshop.

Resolved: that no objections be raised. The Town Council would like to see a condition added to ensure that whilst building works are in progress neither the road nor the footpath outside the property is obstructed.

16/02645/CLE 58A Pickwick Road – Certificate of lawfulness for existing use of garden building as dwelling.

Resolved: that no objections be raised, however the Town Council would like to see a condition which ensures that use of the garden building remains contemporaneous with the main dwelling so that it cannot be sold as a separate property. The Town Council was also concerned as to whether the building complies with building regulations.

16/02617/FUL 15A Paul Street – Proposed loft conversion with rear flat roof dormer.

Resolved: that no objections be raised.

16/02580/FUL 1 Providence Lane – Proposed conservatory to side.

Resolved: that no objections be raised.

16/02523/REM Land to the south of Potley Lane – Reserved matters application for 64 dwellings, layout of development including housing, road, open space layout, external appearance of the development, design and material for new houses, landscape proposals (following outline approval 14/05686/OUT).

Resolved: that no objections be raised. Concerns were raised that the position of the proposed pedestrian crossing was too close to the bend on the road and needed further consideration. Concerns were also raised that the two and a half storey dwellings were out of keeping with the vicinity.

16/03050/FUL 20 Broadmead – Demolition of existing porch and garage, construction of a new porch and garage with pitched roof to match existing.

Resolved: that no objections be raised.

PL 128/15 Amended/Additional Plans

There were none for this meeting.

PL 129/15 Decisions

(1) Approvals

NESTON WARD

15/12404/FUL Stephens Industries Ltd, Hawthorn Works – Erection of new building (B1/B8 Use), creation of new parking and turning area and the relocation of existing boundary fence.

16/00859/FUL 17A Moor Green – Proposed rear single storey extension.

16/01062/FUL 22 Moor Park – Side and back one-storey extension and remove existing conservatory.

16/01149/FUL 5 Moor Barton – Proposed single-storey side and rear extension.

PICKWICK WARD

16/00621/FUL 13 Cross Keys – Proposed demolition of existing single-storey WC/shower and creation of enlarged utility room in same position, additional dormer to south-west rear elevation and enlarged opening from kitchen onto rear patio and internal alterations.

15/12806/LBC 31 Pickwick – Proposed painting of front door and window frames, white to grey.

16/00150/TPO 6 Chestnut Grange – Remove lowest seven branches from Chestnut Tree.

RUDLOE WARD

15/11889/REM Land South East of MOD Copenacre - Reserved Matters Application for appearance, scale, layout and landscaping for 58 dwellings (pursuant to Outline Application N/12/00836/OUT).

TOWN WARD

16/00858/FUL 21 South Street – Proposed single-storey kitchen extension and conservatory to rear.

(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 130/15 Wiltshire Draft Revised CIL Regulation 123 List and Planning Obligations SPD Consultation

Wiltshire Council is consulting on a Draft Revised Community Infrastructure Levy (CIL) Regulation 123 List and Draft Revised Planning Obligations Supplementary Planning Document (SPD) from 14 March until 5pm on 25 April 2016. When finalised these will replace the original documents, which were adopted in May 2015.

The purpose of the Regulation 123 List is to support the Wiltshire CIL Charging Schedule. The Regulation 123 List sets out the strategic infrastructure types or projects that Wiltshire Council may fund, in whole or in part, through CIL. It does not apply to the ring-fenced proportion of CIL passed to town and parish councils for them to allocate to community infrastructure projects.

It has become apparent, as development proposals have come forward, that the Regulation 123 List would benefit from reviewing to provide clarity over those infrastructure projects that may be funded through CIL. Alongside the changes to the Regulation 123 List, some changes are also proposed to the Planning Obligations SPD in the interests of clarity and accuracy, and to recognise that the Regulation 123 List will be reviewed and updated periodically.

It has always been the intention that CIL would be one of the mechanisms used to fund the infrastructure required to support Wiltshire's growth. Core Policy 3 of

the Wiltshire Core Strategy (adopted January 2015) and the Planning Obligations SPD support this approach. These set out how CIL would work alongside, rather than replace, Section 106 legal agreements. Section 106 agreements provide the mechanism to ensure infrastructure can be delivered where it is directly related and specific to a development. They are important to ensure that sustainable development can be achieved, with infrastructure delivered at the right time alongside development.

The Government's Planning Practice Guidance recognises that Regulation 123 Lists may need to be updated over the lifetime of the CIL Charging Schedule. Wiltshire Council does not consider that the proposed amendments would have a very significant impact on the viability evidence that supported examination of the Charging Schedule and is therefore compliant with the online Planning Policy Guidance (PPG) at paragraph 098 (reference ID: 25-098-20140612). Therefore, a review of the Charging Schedule is not required. Wiltshire Council may amend the Regulation 123 List without also revising its Charging Schedule, ensuring that any changes are clearly explained and subject to appropriate local consultation.

The Draft Revised Regulation List has been informed by the Wiltshire Infrastructure Delivery Plan (IDP). The Regulation 123 List takes projects from the IDP, which is developed in consultation with service providers and updated periodically. During the consultation, a Draft Updated IDP will also be made available for comment.

Availability of documents:

The documents are available on the Wiltshire Council website, at: www.wiltshire.gov.uk/communityinfrastructurelevy.

Hard copies of these documents will also be made available during normal office hours at all Council libraries and the main Council offices in Chippenham (Monkton Park), Salisbury (Bourne Hill) and Trowbridge (County Hall). The Draft Updated IDP will be made available online only via the above web address.

Comments are invited on these documents from 14 March until 5pm, 25 April 2016.

Resolved: that the consultation be noted.

The meeting commenced at 7.30pm and closed at 8.07pm. There were 113 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.