

**Minutes of the Council (Planning) Meeting held at the Town Hall on
Wednesday 15 June 2016**

Present Councillor Mrs R Hopkinson (Chairman)
Councillors S Abbott, P Anstey, Ms L Bray, N Farmer, M Jackson,
D Jones, Mrs A Lock, J Mitchell, and Mrs M Wakeman.

In Attendance Mrs K Gilby (Administration Officer)

PL 07/16 Apologies

Apologies were received from Councillors J Fraser, D Jarman, P Pearson,
N Pocock, R Taylor, Mrs I Thompson and P Whalley.

PL 08/16 Public Question Time and Petitions

One member of the public asked the Town Council to recommend refusal of
amended application 16/03331/FUL – 19 Hastings Road – extension to dwelling
and detached outbuilding. He felt that the detached outbuilding was overly large
and tall.

PL 09/16 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.

Councillor S Abbott declared a non-pecuniary interest in application
16/03331/FUL – 19 Hastings Road – extension to dwelling and detached
outbuilding, as an acquaintance of an objector to the application. He remained in
the room during the discussion and decision on the item.

Councillor S Abbott declared a non-pecuniary interest in application
16/01729/LBC - Corsham Post Office, 84 High Street – Remove current timber
counter and fortress screen and replace with new open plan style desk counter
and reduced size counter and fortress screen, as an acquaintance of the
applicant. He remained in the room during the discussion and decision on the
item.

GASTARD WARD

16/05514/TCA Timberleaze, 4 Chapel Hill – Crown lift one Yew Tree to 4 metres and reduce crown by up to 1 metre.

Resolved: that no objections be raised.

16/05496/TCA 24 Gastard Lane – 20% crown reduction to Walnut Tree.

Resolved: that no objections be raised.

PICKWICK WARD

16/04625/OUT Land at Copenacre Site, Bath Road – Outline application for the provision of nine dwellings on land previously consented for office accommodation (Use Class B1) (Reserved Matters: Access).

Resolved: to refuse the application on the grounds that the original proposal was deemed to be sustainable development partly due to the inclusion of an element of business use. The Town Council felt that if office accommodation was not suitable then another type of business use should be considered, for example, light industrial. The proposal is contrary to the Wiltshire Core Strategy, Corsham Area Strategy 5.59 'New growth in Corsham will be balanced with housing delivery alongside employment. This is particularly important as Corsham has seen significant housing growth in recent years which has not been accompanied by appropriate increases in services and facilities'.

16/04544/REM Land north of Bath Road – Reserved matters application for access, appearance, layout and scale (following outline application 13/05188/OUT) proposed B1 employment units on land to the west of Bath Road development Corsham.

Resolved: to refuse the application on the grounds that the two applications (16/04544/REM and 16/03721/REM) should have been considered in a single application as the twin elements of residential and employment uses constituted a significant part of the argument in favour of sustainable development. There is insufficient detail to ensure that the landscape buffers and dark areas required have been provided and are not infringed by the proposed development. The Town Council still has concerns regarding land stability and drainage and would like to be assured that there is only one air shaft on site. The larger trees to be provided on site should be indigenous species and the regimentation of the planting scheme is not in keeping with the area. The Town

Council had concerns over the thoroughness of the bat survey. The Town Council supports the Pickwick Association's objections to the application.

16/01729/LBC Corsham Post Office, 84 High Street – Remove current timber counter and fortress screen and replace with new open plan style desk counter and reduced size counter and fortress screen.

Resolved: that no objections be raised.

16/04589/VAR Corsham Baptist Church – Variation of Condition 4 of 15/11768/FUL to allow extended usage.

Resolved: to support the application.

TOWN WARD

16/04068/FUL 11 Partridge Close – Proposed single storey rear extension (retrospective).

Resolved: that no objections be raised.

PL 11/16 Amended/Additional Plans

PICKWICK WARD

16/03331/FUL 19 Hastings Road – Extension to dwelling and detached outbuilding.

Resolved: that the application be refused. The Town Council had no objections to the proposed extension but felt that the detached outbuilding constituted overdevelopment of the site, was overly large and tall, and that there was no parking provision on site which would exacerbate problems on an already congested road. The Town Council also support the Highways Department's concerns. If Wiltshire Council is minded to approve the application a condition should be included to ensure that use of the outbuilding is contemporaneous with the main dwelling and cannot be sold separately.

PL 12/16 Decisions

(1) Approvals

NESTON WARD

16/03300/FUL 21 Elley Green – demolish existing garage extension, construct two, two-storey extensions to dwelling.

PICKWICK WARD

- 16/03150/FUL Dicken's Cottage, 19 Pickwick – Proposed rear extensions,
16/03386/LBC external and internal alterations and partial demolition.
- 16/02383/FUL 43 Light Close – Single-storey extension.
- 16/03885/TCA Pickwick Manor – Fell one Ash Tree.

TOWN WARD

- 16/03080/FUL 63 Broadmead – Single-storey extension.
- 15/12703/FUL Unit 1, Bath Road Retail Park – Proposed external alterations to rear of existing Class A1 retail unit, including installation of extract louvre, gas meter housing, multi-services opening and gas main opening.
- 15/12713/FUL Unit 1, Bath Road Retail Park – Installation of plant equipment and enclosure.
- 16/02645/CLE 58A Pickwick Road – Certificate of lawfulness for existing use of a garden building as dwelling.
- * 16/01013/FUL 15 Elm Hayes – Proposed two-storey rear and single-storey side extension to form 2no. dwellings (resubmission of 15/07660/FUL)
- 16/02568/FUL 20 Pickwick Road – Demolition of existing garage and rebuild replacement garage, office space and workshop.
- 16/03050/FUL 20 Broadmead – Demolition of existing porch and garage. Construction of a new porch and a garage with pitched roof to match existing.

(2) Refusals

PICKWICK WARD

1. 16/00504/FUL 2a Pickwick – Proposed creation of a dwelling through
16/00677/LBC the change of use of 2a Pickwick from A1 to C3, reconstruction of structure to the rear of 'The Farmhouse' (also known as 2a and 2b Pickwick, Corsham) including alteration to bay window, stonework and roof repairs to the farmhouse building.
2. 16/03036/FUL 46 Park Lane – Erection of new dwelling, single-storey extensions to side and rear and loft conversion to existing dwelling.
3. 16/03442/FUL 31 Charles Street – Construction of a bungalow.

(3) Withdrawn

There were none for this meeting.

(4) Void

There were none for this meeting.

PL 12/16 Chippenham Site Allocations Plan – Consultation

Wiltshire Council is consulting on Proposed Modifications to the draft Chippenham Site Allocations Plan and a revised Sustainability Appraisal Report **until 5pm Tuesday 5 July 2016**.

The draft Chippenham Site Allocations Plan, a formal Development Plan Document, was submitted to the Secretary of State for Communities and Local Government on 31 July 2015 for Examination. The Examination was suspended in November 2015 to enable Wiltshire Council to undertake a Schedule of Work to respond to concerns raised by the Inspector appointed to examine the Plan. The Schedule of Work is complete and as a result, changes to the draft Chippenham Site Allocations Plan are proposed.

More information about the Plan and the Examination can be found via www.wiltshire.gov.uk/chippenhamsiteallocationsplan

Resolved: that the consultation be noted.

The meeting commenced at 7.30pm and closed at 8.10pm. There were three 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.