

**Minutes of the Council (Planning) Meeting held at the Town Hall on  
Wednesday 17 August 2016**

**Present** Councillor Mrs R Hopkinson (Chairman)  
Councillors S Abbott, P Anstey, Ms L Bray, J Fraser, C Fuller,  
D Jones, J Mitchell, P Pearson, and Mrs M Wakeman.

**In Attendance** Mrs K Gilby (Administration Officer)

**PL 29/16 Apologies**

Apologies were received from Councillors N Farmer, D Jarman, Mrs A Lock, N Pocock, M Simpkins, Mrs I Thompson and P Whalley.

**PL 30/16 Public Question Time and Petitions**

One member of the public spoke regarding application 16/06346/FUL – 18 Sunnyside – construction of dwelling house. He asked that the Town Council recommend refusal of the application on the grounds that the proposal would cause a loss of privacy to the neighbouring property especially due to its elevated position; the proposal was out of character with the area and would constitute overdevelopment of the site, and potential damage to the dry stone wall.

One member of the public spoke regarding amended application 16/03721/REM – Land North of Bath Road. He asked that the Town Council recommend refusal of the application on the grounds that the amendments do not address the issues raised by the Inspector; that the bat survey carried out was of poor quality and needed to be re-done and that the noise and vibration from mining beneath the site has not been adequately addressed.

Three members of the public spoke regarding amended application 15/11544/OUT – Peacock Grove (adjacent to Brook Drive). They all asked that the Town Council recommend refusal of the application, reasons included that the proposal was of too high density; ecological damage; lack of an appropriate landscape scheme; could undermine rail stability; additional flood risk; the proposal would not enhance the landscape; the site layout was not fit for purpose; the proposal would constitute significant harm; loss of wildlife corridor and creation of additional traffic problems including highway safety.

**PL 31/16      Declarations of Interest**

There were none.

**PL 32/16      Applications**

**BOX PARISH**

16/06554/FUL      Manor Farm, Wadswick – Erection of 7no “Aerosheds” (single storey lockable storage units for light aircraft) adjacent to airstrip and existing hangar.

*Resolved: that no objections be raised.*

**NESTON WARD**

16/06346/FUL      18 Sunnyside – Construction of dwelling house.

*Resolved: that the application be refused on the grounds that the proposal would constitute severe overdevelopment of the site; would have a detrimental effect on the privacy of the neighbouring property especially due to their differing heights; and was not in keeping with the character of the area; highway concerns regarding visibility splays for both vehicles and pedestrians; concern that the existing dry stone wall may be damaged. The Town Council would like the application to be called in.*

16/06537/FUL      Unit 22, Leafield Way, Leafield Industrial Estate – Erection of a new Effluent Treatment Plant.

*Resolved: that no objections be raised.*

16/07414/FUL      6 Greenhill – Double-storey side extension.

*Resolved: that no objections be raised.*

**PICKWICK WARD**

16/06024/LBC      Larkstone Place – Replacement windows.

*Resolved: that no objections be raised.*

16/07328/TCA      22 Pickwick – 30% crown reduction to Copper Beech.

*Resolved: that no objections be raised.*

16/07168/FUL      2 Willow Crescent – Convert part of garage to dining room and provide additional parking space in garden.

*Resolved: that no objections be raised.*

## **RUDLOE WARD**

16/06927/FUL 46 Park Lane – Proposed erection of new dwelling, single storey extension to side and rear and loft conversion of existing dwelling (resubmission of 16/03036/FUL).

*Resolved: that the application be refused on the grounds that the proposal constituted overdevelopment of the site and was out of keeping with the area.*

## **TOWN WARD**

16/07024/TCA Ash Villa, 5 Pound Pill – pollard one Ash Tree and 30% reduction to one Hornbeam and one Field Maple.

*Resolved: that no objections be raised.*

16/07377/TCA Centenary Garden, Beechfield Road – Fell one White Willow Tree – CTC application – to note.

*Resolved: that the application be noted.*

## **TOWN WARD/CHIPPENHAM WITHOUT**

16/07319/LBC Chequers Farm, Bath Road – Alterations to farmhouse, conversion of barn to annex to farmhouse and conversion of byre to residential accommodation.  
16/05989/FUL

*Resolved: that no objections be raised.*

## **PL 33/16 Amended/Additional Plans**

### **PICKWICK WARD**

16/03721/REM Land North of Bath Road – reserved matters application relating to appearance, landscaping, layout and scale (following outline application 13/05188/OUT) residential development for 150 units together with associated highways, drainage and other infrastructure works, landscaping and play area.

*Resolved: that the application be refused on the grounds that the application fails to address the Inspector's issues; a new more thorough bat survey is required; the amendments are not sufficient to address the Town Council's concerns; the proposed layout was inappropriate as cul-de-sacs would cause refuse vehicles to have to perform more reversing manoeuvres which are not as safe as through roads, cul-de-sacs can also cause a lack of connectivity for pedestrians and cyclists forcing them to take round-about routes; the housing*

*types and materials are too generic and do not reflect the local character; the high percentage of render proposed is inappropriate for the area; the affordable housing element is not distributed evenly throughout the site as required by Core Policy 43 of the Wiltshire Core Strategy; the use of block paving on the main running surface is inappropriate as it is not robust enough for heavy traffic and would be better confined to private driveways; the buffers around the edges of the site should be wider and contain more large native tree species; planting choices generally should be less suburban to suit the rural character of the site; the newt habitat and the woodland buffer should meet the ecological needs of both newts and bats; concern was raised that only one of the two air shafts on site was shown on the plan and that the use of radon gas in the mine itself had not been sufficiently considered; particular thought needs to be given to protection for the mine shafts, in order to ensure not only the safety of pedestrians but also that the mine workings can continue safely; given that there is a working mine beneath the site has enough consideration been given to mitigate the effects of noise and vibration; if the open spaces and play areas are to be offered to the Town Council to maintain, the Town Council needs to be consulted at an early stage to ensure equipment meets our specification and that sufficient funds are available; the attenuation pond needs to be safely accessible if it is intended to be an amenity space; cycle routes and pedestrian priority should be clear; the Town Council would like to be consulted on the location and design of the pedestrian crossing to be provided at Bath Road, an island is not considered enough at this location; concerns were raised regarding on street parking problems relating to the Catholic Church opposite the secondary access to the site; the Town Council would like to be consulted on the detail of the public art to be incorporated within the scheme (Condition 20); regarding the road layout the Town Council would like to see the sliproad from the A4 to the B3109 become a dedicated cycleway once the roundabout is constructed; concerns were raised that the applicants ecology consultants were recommending that a Natural England Mitigation Licence would not be required for the site despite the Planning Inspector's assertion that 'it is common ground that a licence would be applied for'.*

## **TOWN WARD**

15/11544/OUT Peacock Grove (adjacent to Brook Drive) – outline application for the erection of up to 31 dwellings following the demolition of 6 no. existing dwellings and associated access and landscaping works.

*Resolved: that the Town Council strongly and unanimously 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. 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.*

## **PL 34/16 Decisions**

- (1) Approvals

### **BOX PARISH**

14/11354/OUT Former MoD Rudloe no. 2, Westwells Road – Outline application for up to 180 dwellings and economic development, demolition of existing buildings and structures, car parking, open space, associated infrastructure and access.

## GASTARD WARD

16/04117/FUL 4 Moonraker Farm – Portal frame steel building to replace existing shed.

## PICKWICK WARD

16/05363/FUL 2 West Park Road – Two-storey side extension and single-storey rear extension.

## TOWN WARD

15/08308/FUL Unit 1 Bath Road Retail Park – Insertion of mezzanine floor.

15/08320/VAR Unit 1 Bath Road Retail Park – Variation of condition 3 of planning permission 10/03664/FUL to allow the sale of food from Unit 1 of Bath Road Retail Park.

16/05112/FUL 34 The Tynings – Two-storey side extension and rear conservatory.

### (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 35/16 Application No: 14/12118/OUT - Regulation 22: Further information respecting an Environmental Statement

Proposal:	Mixed Use Urban Extension Comprising Residential (Class C3), Local Centre (Classes A1-A5) and (Classes D1 and D2), Primary School, Public Open Space Including Riverside Park and Allotments, Landscaping, 4 Vehicular Accesses, Site Roads and Associated
	Rowden Park , Patterdown Road, Chippenham, Wiltshire

### Regulation 22: Further information respecting an Environmental Statement

**Wiltshire Council has given us notice that** further information is available in relation to an Environmental Statement which has already been provided.

On 23/12/2014, Crest Nicholson Operations & Redcliffe Homes Limited made an application for planning permission (Reference Number 14/12118/OUT) to

Wiltshire Council for: Mixed Use Urban Extension Comprising Residential (Class C3), Local Centre (Classes A1-A5) and (Classes D1 and D2), Primary School, Public Open Space Including Riverside Park and Allotments, Landscaping, 4 Vehicular Accesses, Site Roads and Associated Infrastructure.

At: Rowden Park , Patterdown Road, Chippenham, Wiltshire

The further information provided in relation to the Environmental Statement (ES) is:

**Review of all topic areas in response to matters raised by the emerging Chippenham Site Allocations Plan List of Proposed Modifications to Pre Submission Draft Plan approved by Council for publication and consultation in May 2016.**

*Resolved: that the additional information be noted.*

**PL 36/16 Street Naming**

- (i) Land North of Bath Road - The Town Council has been asked to suggest street names for this development. Eleven new streets will be required and Wiltshire Council has asked for 13 suggestions. Handford Way will be proposed for the main road as agreed at the last meeting.

*Resolved: that Handford Way be proposed for the main road but that consideration of further names for the site would not be carried out at this time whilst the reserved matters application is still under consideration.*

- (ii) Copenacre Site – The Town Council is asked to consider the suggested names of The Starlings and Goldfinch and to put forward proposals for a further seven names.

We also asked The Pickwick Association if they had any suggestions. They propose that the main road through the development is named ‘Copenacre’ and that the other roads should be named after the different class types of the current RN Fleet:

Astute, Trafalgar, Vanguard, Albion, Darling, Duke, River, Hunt, Sandown, Archer, Echo, Bristol.

Councillor C Fuller has looked into wildlife and naval links and suggests – Fox, Otter, Roebuck, Squirrel, Vixen, Badger, Pheasant, Starling, Wren, Partridge and Raven.

*Resolved: that the main road through the development be named Copenacre Way and the other road names be: Astute Place, Trafalgar Close, Albion Crescent, Duke Crescent, Sandown Crescent, Archer Avenue, and Echo Drive (in reserve) after the different class types of the current Royal Navy Fleet.*

**PL 37/16 Tree Preservation Order**

Tree Preservation Order

Wiltshire Council – Area North – Land at Peacock Grove, Corsham, Wiltshire, SN13 9AZ

Tree Preservation Order 2016

Wiltshire Council has formally notified the Town Council that it has made the above Tree Preservation Order which took effect, on a provisional basis, on 20 July 2016.

*Resolved: to write to Wiltshire Council to see if it is possible to provide more protection to any and all significant trees in this area.*

The meeting commenced at 7.30pm and closed at 8.44pm. There were 82 members of the public present at the start of the meeting and none at the end.

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CHAIRMAN

\_\_\_\_\_  
DATE

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