

**Minutes of the Council (Planning) Meeting held at the Town Hall on
Wednesday 21 December 2016**

Present Councillor Mrs R Hopkinson (Chairman)
Councillors Ms L Bray, J Fraser, N Farmer, C Fuller, D Jones,
Mrs A Lock, P Pearson, N Pocock and P Whalley.

In Attendance D Martin (Chief Executive)

PL 78/16 Apologies

Apologies were received from Councillors P Anstey, D Jarman, J Mitchell, M Simpkins, R Taylor, Mrs I Thompson and Mrs M Wakeman.

PL 79/16 Public Question Time and Petitions

A 70-signature petition concerning planning applications to extend the Mansion House was received (*applications 16/11304/DP4 and 16/11410/LBC*). The petition recommended that if the extension was needed, it is located at the back of the building.

Three members of the public spoke against applications *16/11304/DP4 and 16/11410/LBC* – Corsham Mansion House, Pickwick Road – Demolish single-storey library, new two-storey extension and selective demolition of single-storey elements of the Mansion House, new single-storey entrance lobby, external parking areas, access road, landscaping and waste and recycling compound. Reasons included: the extension would be visually intrusive; the Mansion House frontage was of historic importance; the front wall should be lowered; some of the trees at the front of the property should be removed; the proposed glass foyer would spoil the front of the Mansion House; the extension would damage the setting of historic heritage assets; the public benefit of the proposal did not outweigh the harm it would cause; there was a mismatch between the proposed extension and the existing Mansion House; concerns over privacy of neighbouring properties, and the effect on the foul sewerage system. There was support for the development in principle, but not the proposals as submitted.

PL 80/16 Declarations of Interest

Councillors Ms L Bray and Mrs A Lock declared non-pecuniary interests in application 16/11154/FUL Land off 12B Pound Pill – Two new dwellings in garden, as relatives and acquaintances of near neighbours of the proposed development. They remained in the room during the discussion and decision on the item.

Councillor P Whalley declared a non-pecuniary interest in applications 16/11304/DP4 and 16/11410/LBC Corsham Mansion House, Pickwick Road – Demolish single-storey library, new two-storey extension and selective demolition of single-storey elements of the Mansion House, new single-storey entrance lobby, external parking areas, access road, landscaping and waste and recycling compound, as a Wiltshire Councillor for the Wiltshire Council application.

PL 81/16 Applications

GASTARD WARD

16/11713/FUL 7-8 Lanes End – Proposed demolition of existing flat roof extension and erection of single-storey extension and fenestration alterations.
16/12136/LBC

Resolved: that no objections be raised.

NESTON WARD

16/11053/FUL 28 Brockleaze – Erection of a two-storey rear extension with single-storey extension and detached garage.

Resolved: that no objections be raised.

PICKWICK WARD

16/11231/FUL 36 Purleigh Road – Single-storey rear extension.

Resolved: that no objections be raised.

TOWN WARD

16/11154/FUL Land off 12B Pound Pill – Two new dwellings in garden.

Resolved: that no objections be raised.

16/11304/DP4 Corsham Mansion House, Pickwick Road – Demolish single-storey library, new two-storey extension and selective demolition of single-storey elements of the Mansion House, new single-storey entrance lobby, external parking areas, access road, landscaping and waste and recycling compound.
16/11410/LBC

Resolved:

- i) That, whilst the Town Council welcomes development of the Mansion House site as it is in a poor state and detracts from the town centre, the applications be refused for the following reasons: the proposal does not deliver the community or educational benefits, uses or*

needs as previously proposed by Wiltshire Council; it does not enhance the listed Mansion House or its setting; it has an adverse effect on the setting of important heritage assets, and the proposed extension is of poor design for the area.

- ii) *Suggestions which might improve the proposals and overcome many of the concerns include: lowering the front wall of the Mansion House; removing some of the trees at the front of the property; locating the new build at the rear of the property, along the lines of The Holburne Museum, Bath; improving the façade and the addition of toilets on the first floor.*
- iii) *That the applications be called-in.*

PL 82/16 Amended/Additional Plans

There are none for this meeting.

PL 83/16 Decisions

- (1) Approvals

GASTARD WARD

- 1. 16/10165/TCA 21 Gastard – Fell 11 Leylandii Trees.

NESTON WARD

- 2. 16/05381/FUL Medical Wire and Equipment, Unit 29 Leafield Way – New warehouse storage unit.

PICKWICK WARD

- 3. 16/09618/TPO Beechfield House, Academy Drive – Work to TPO trees.
- * 4. 16/10027/TCA Land opposite 15 Pickwick – Fell three Sycamore and three Ash Trees.
- 5. 16/09564/FUL South Hills Nursery, Kings Avenue – Proposed single storey conservatory extension.

TOWN WARD

- 6. 16/09977/OUT 1 South Street – Outline application with all matters reserved for erection of a dwelling in the garden.
- 7. 16/09102/FUL 19 Brakspear Drive – Two-storey side extension.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

There are none for this meeting.

PL 84/16 Planning Appeal Decision

Appeal A Ref: APP/Y3940/W/16/3155880

2a Pickwick, Corsham, Wiltshire SN13 0HZ

The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission. The appeal is made by Mr James Harper, Minerva Consultancy, against the decision of Wiltshire Council.

The application Ref 16/00504/FUL, dated 18 January 2016, was refused by notice dated 25 May 2016. The development proposed is the creation of a dwelling through the change of use of 2a Pickwick from A1 to C3. The reconstruction of structure to the rear of the Farmhouse, also known as 2a and 2b Pickwick, Corsham, and works to the Farmhouse itself, including stonework and roof repairs to the building and the alteration of the bay window.

Appeal B Ref: APP/Y3940/Y/16/3155881

2a Pickwick, Corsham, Wiltshire SN13 0HZ

The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.

The appeal is made by Mr James Harper, Minerva Consultancy, against the decision of Wiltshire Council. The application Ref 16/00677/LBC, dated 18 January 2016, was refused by notice dated 31 May 2016. The works proposed are the creation of a dwelling through the change of use of 2a Pickwick from A1 to C3. The reconstruction of structure to the rear of the Farmhouse, also known as 2a and 2b Pickwick, Corsham, and works to the Farmhouse itself, including stonework and roof repairs to the building and the alteration of the bay window.

Procedural matter

1. Plans 3635 - 021C (sections BB and CC as proposed), 030D (elevations as proposed) and D02A (Bay window) have been submitted for consideration at this appeal. Although these were not before the Council when it made its decision they relate to detailed matters upon which no public comment was made and have been seen by the Council. As no interested parties would have been disadvantaged, the Inspector assessed this appeal on the basis of these plans.

Decisions

2. **Appeal A:** The appeal is allowed and planning permission is granted for the creation of a dwelling through the change of use of 2a Pickwick from A1 to C3. The reconstruction of structure to the rear of the Farmhouse, also known as 2a and 2b Pickwick, Corsham, and works to the Farmhouse itself, including stonework and roof repairs to the building and the alteration of the bay window at 2a Pickwick, Corsham, Wiltshire SN13 0HZ in accordance with the terms of the application, Ref 16/00504/FUL, dated 18 January 2016, subject to the conditions in the attached schedule.

3. **Appeal B:** The appeal is allowed and listed building consent is granted for the creation of a dwelling through the change of use of 2a Pickwick from A1 to C3. The reconstruction of structure to the rear of the Farmhouse, also known as 2a and 2b Pickwick, Corsham, and works to the Farmhouse itself, including stonework and roof repairs to the building and the alteration of the bay window at 2a Pickwick, Corsham, Wiltshire SN13 0HZ in accordance with the terms of the application Ref 16/00677/LBC dated 18 January 2016 subject to the conditions in the attached schedule.

- *The appeal decisions were noted.*

PL 85/16 Application to amend the Neighbourhood Plan Area for the Corsham Neighbourhood Plan (*Minute 83/16*)

Further to previous discussions which followed the decision on the Community Governance Review, members were asked to approve a revised Neighbourhood Plan Area which incorporated the planned CGR boundary changes. Box Parish Council had agreed to the changes and it was intended to submit the application to Wiltshire Council by early January 2017. The revised boundary would be advertised by Wiltshire Council for a six-week consultation period.

Resolved: that an application to amend the Neighbourhood Plan Area for the Corsham Neighbourhood Plan be submitted.

The meeting commenced at 7.30pm and closed at 8.19pm. There were eight members of the public present at the start of the meeting and none at the close.

CHAIRMAN

DATE

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