

**Minutes of the Council (Planning) Meeting held at the Town Hall on
Wednesday 25 May 2016**

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

In Attendance Mrs K Gilby (Administration Officer)

PL 01/16 Apologies

Apologies were received from Councillors S Abbott, P Anstey, N Farmer and R Taylor.

PL 02/16 Public Question Time and Petitions

One member of the public spoke in support of application 16/03721/REM - Land north of Bath Road. He gave details of the various groups that had been engaged with and reminded those present that outline permission for the development had already been granted.

One member of the public spoke in opposition to application 16/03721/REM – Land north of Bath Road. She was concerned that the plan showed only one of the two mine shafts on the site. She was also concerned that the full implications of the continuing mining works under the site had not been fully considered.

PL 03/16 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 J Mitchell declared a non-pecuniary interest in application 16/03721/REM - Land north of Bath Road as a member of the Pickwick Association. He remained in the room during the discussion and decision on the item.

Councillor Mrs R Hopkinson declared a non-pecuniary interest in application 16/04515/TCA – The Rectory, Newlands Road as a neighbour of the applicant. She remained in the room during the discussion and decision on the item.

Councillor C Fuller declared a non-pecuniary interest in application 16/03721/REM - Land north of Bath Road as he has an interest in land adjoining the application site. He remained in the room during the discussion and decision on the item.

PL 04/16 Applications

GASTARD WARD

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

Resolved: that no objections be raised.

16/04118/FUL 4 Ridge Cottages – Demolish existing garages and
16/04430/LBC outbuildings and build new garage with ancillary accommodation to roofspace.

Resolved: to refuse the applications on the grounds that the proposal was inappropriate development due to its size and location on the site. If Wiltshire Council is minded to approve the applications a condition should be included to ensure that use of the garage and ancillary accommodation remains contemporaneous with the main dwelling so that it cannot be sold as a separate dwelling which would not have received permission in this location.

NESTON WARD

16/03405/FUL 16 Moor Green – Demolition of existing garage and erection of replacement timber garage. Felling of existing Larch tree. Erection of stone wall.

Resolved: that no objections be raised.

16/04166/FUL 18 Elley Green – Extensions and alterations to bungalow to form two-storey dwelling.

Resolved: that no objections be raised.

NESTON WARD/BOX PARISH

16/03895/ADV Wadswick Green, junction of Westwells Road and Rowan Lane – Advertisement consent.

Resolved: that no objections be raised.

PICKWICK WARD

- 16/04515/TCA The Rectory, Newlands Road – 1 metre reduction to Maple Tree, Laburnum, Apple Tree, Magnolia and two Sorbus, 2 metre height reduction to Cypress, crown raise one Bay Tree to 2.5metres, reduce Prunus by 1 metre over road and 1.5 metre reduction to one Ash Tree.

Resolved: that no objections be raised.

- 16/03721/REM Land north of Bath Road – 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 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'.

RUDLOE WARD

16/04075/FUL 16 Gibbs Court – proposed two-storey side extension.

Resolved: that no objections be raised.

TOWN WARD

16/04258/OHL Crossing 106, Land at Saltersford Lane – Prior notification under Section 37 of the Electricity Act 1989 to keep installed electric lines above ground.

Resolved: that the application be noted.

16/04259/OHL Crossing 107, Land at Saltersford Lane - Prior notification under Section 37 of the Electricity Act 1989 to keep installed electric lines above ground.

Resolved: that the application be noted.

16/04168/FUL 14 Hastings Road – Single storey rear extension.

Resolved: that no objections be raised.

16/04034/FUL 5 Elm Grove – Demolition of existing garage. Erection of two-storey side extension.

Resolved: that no objections be raised to the extension, however concerns were raised that the proposed timber cladding was out of keeping with the area.

16/04154/FUL 21 Pickwick Road – Change of use of upper floors from financial and professional services (Class A2) to residential, rear first floor extension, creation of roof terrace and new entrances.

Resolved: that no objections be raised.

PL 05/16 Amended/Additional Plans

There were none for this meeting.

PL 06/16 Decisions

(1) Approvals

NESTON WARD

16/02402/FUL 34 Brockleaze – Erect single-storey garden annex to replace existing garden room.

PICKWICK WARD

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

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 previously consented application 12/04133/LBC).

TOWN WARD

16/01815/FUL 21 Pickwick Road – Change of use from A2 (financial and professional services) to A3 (restaurant).

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

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

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

(2) Refusals

NESTON WARD

* 15/08962/LBC The Old Farmhouse, 13 Moor Barton – Removal of existing concrete roof tiles, plastic gutters and downpipes and replace with reclaimed double roman tiles, cast iron rainwater goods, oak fascia and installation of a small conservation rooflight to match the existing.

(3) Withdrawn

There were none for this meeting.

(4) Void

There were none for this meeting.

The meeting commenced at 7.30pm and closed at 8.11pm. There were eight 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.