

**Minutes of the Council (Planning) Meeting held at the Town Hall on
Wednesday 28 September 2016**

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

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

PL 46/16 Apologies

Apologies were received from Councillors S Abbott, M Jackson, D Jarman,
Mrs A Lock, P Pearson, M Simpkins, R Taylor, Mrs I Thompson,
Mrs M Wakeman and P Whalley.

PL 47/16 Public Question Time and Petitions

There were none.

PL 48/16 Declarations of Interest

Councillor Mrs R Hopkinson declared a non-pecuniary interest in the Community
Infrastructure Levy (local part) Wish list, as Strategic Business Manager for
Corsham Primary School. She remained in the room during the discussion and
decision on the item.

PL 49/16 Applications

BOX PARISH/NESTON WARD

16/07938/FUL Land at Spring Park, Westwells Road – The erection of two
data centres, highway works, vehicle access, infrastructure,
plant, enclosures, landscaping and other associated works.

Resolved: to support the application.

GASTARD WARD

16/08545/FUL Lea Park, Monks Lane – Standby generator compound (revised scheme of 15/08801/FUL)

Resolved: that no objection be raised.

NESTON WARD

16/08179/FUL 9 Brockleaze – Two-storey side extension.

Resolved: that no objections be raised.

16/09051/TCA 1 Chapel Lane – 30% reduction to Yew Tree and False Acacia.

Resolved: that no objections be raised.

16/08296/LBC 18 Wadswick Lane – Modify layout of ground and upper floor of 1995 extension and ground floor shower room. Insert flue and roof window to 1995 extension at rear, lock existing window opening at rear.

Resolved: that no objections be raised.

PICKWICK WARD

16/08668/ADV Land North of Bath Road – Erection of V stack sign and flags to advertise the land for residential development.

Resolved: that the application be refused on the grounds that it is premature given that the reserved matters applications for the site have not been decided; it is believed that ownership of the land has been falsely declared on the application which may render it void; the proposal is excessively large and the Town Council also supports the objections of the Pickwick Association to the application.

16/08489/LBC 19 High Street – Conversion and rear extension to existing
16/08127/FUL mixed use property.

Resolved: to support the application.

16/08029/FUL 77 High Street – Installation of gas fire and flue.
16/08645/LBC

Resolved: that no objections be raised.

TOWN WARD

16/08101/TCA The Paddock, Lacock Road – Fell one Purple Beech Tree and 10% thin to one Horse Chestnut and one Walnut Tree.

Resolved: that subject to the approval of Wiltshire Council's Technical Tree Officer no objections be raised.

16/08603/TCA 46 Pickwick Road – Fell one Cherry Tree.

Resolved: that no objections be raised.

16/08251/FUL 10 Station Road – Erection of a single-storey extension and associated works.

Resolved: that no objections be raised.

16/08419/FUL Byde Mill House – Erection of a wooden gazebo in south west
1607791/LBC corner of garden.

Resolved: that no objections be raised.

16/08134/FUL 32 South Street – Proposed conservatory.

Resolved: that no objections be raised.

16/08518/FUL 8 Pickwick Road – Extension to dwelling.

Resolved: that no objections be raised.

PL 50/16 Amended/Additional Plans

NESTON WARD

16/06346/FUL Sunnyside, 18 Elley Green – 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 and there were concerns that the existing dry stone wall may be damaged. The Town Council would like the call in for the application to stand. The recent refusal of application (16/06927/FUL) at 46 Park Lane for (amongst others) reasons of privacy and overdevelopment seems relevant to this case.

PICKWICK WARD

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.

Resolved: to refuse the amended application on the grounds that the amendments are not sufficient overcome the Town Councils previous objections which were 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 for bat protection, 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 amended application.

PL 51/16 Decisions

(1) Approvals

PICKWICK WARD

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

16/06653/TPO Pickwick House, 6 Pickwick – Two Yew trees – raise crown to 4 metres and reduce higher limbs back from house by two metres.

TOWN WARD

16/0724/TCA Ash Villa, 5 Pound Pill – Pollard one Ash Tree and 30% reduction to one Hornbeam and one Field Maple.

(2) Refusals

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).

(3) Withdrawn

There were none for this meeting.

PL 52/16 Community Infrastructure Levy (local part) Wish list

Wiltshire Council adopted its CIL charging schedule on 18 May 2015. Most new developments will be subject to CIL. A proportion of this money (currently 15% rising to 25% when we have an adopted Neighbourhood Plan for Corsham) will be passed to the Town Council. The Town Council may spend this money on a range of projects providing that they deliver infrastructure to 'support the development of the area'. *Attached* is a draft prioritised list of potential projects which the Town Council's portion of CIL could be spent on. This list has been compiled using already identified needs and responses to the Neighbourhood Plan Questionnaire from 2015. It is not exhaustive and will be added to with input from the Public Realm Study, the Framework and further research by Neighbourhood Plan Topic Groups. Also *attached* for information is an extract from Wiltshire Council's Draft Infrastructure Delivery Plan Appendix 1: Corsham Community Area to highlight identified infrastructure needs for Corsham to be all or part funded by their proportion of CIL.

Resolved:

- (i) *that with minor amendments the Community Infrastructure Levy (local part) Wish list be approved (copy attached).*
- (ii) *That points on Wiltshire Council's Draft Infrastructure Delivery Plan Appendix 1 regarding infrastructure needs and funding be clarified.(copy attached).*

The meeting commenced at 7.30pm and closed at 8.06pm. There were no members of the public present at the meeting.

CHAIRMAN

DATE

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