

**Minutes of the Council (Planning) Meeting held at the Town Hall on
Wednesday 5 April 2017**

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

In Attendance Mrs K Gilby (Administration Officer)

PL 114/16 Apologies

Apologies were received from Councillors S Abbott, N Farmer, D Jarman,
Mrs A Lock and R Taylor.

PL 115/16 Public Question Time and Petitions

One member of the public spoke in relation to application 17/01539/VAR – Land North of Bath Road – Variation of condition 22 of 13/05188/OUT relating to the Foundation Investigation Plan. He asked that the Council recommend refusal of the application. He felt that the Appeal Inspector’s decision that no development should take place until Condition 22 had been dealt with should be upheld.

PL 116/16 Declarations of Interest

Councillor P Whalley declared a non-pecuniary interest in application 17/02313/FUL – Land at the former Flamingo Club, Westwells Road – Demolition of former Flamingo Club and erection of 10 dwellings with ancillary parking and landscaping as an acquaintance of the agent. He remained in the room during the discussion and decision on the item.

PL 117/16 Applications

BOX PARISH

17/01661/VAR Land South of Bradford Road – Proposed variation of conditions 2, 3, 4, 5 and 6 of outline planning permission 13/05724/OUT to enable the employment land to be delivered in advance of the residential phase.

Resolved: to support the application.

17/02313/FUL Land at the former Flamingo Club, Westwells Road – Demolition of former Flamingo Club and erection of 10 dwellings with ancillary parking and landscaping.

Resolved: that whilst the Town Council would like to see the application site developed this application be refused on the grounds that the Town Council were unconvinced by the financial evaluation submitted and felt the proposal should contain 30% affordable housing as required by Core Policy 43 of the Wiltshire Core Strategy.

NESTON WARD

17/01899/FUL 34 Brockleaze – Proposed single-storey garden annex to replace existing garden room.

Resolved: that subject to a condition that use of the annex be contemporaneous with the main dwelling no objection be raised. The Town Council would like the vents moved from the West to the East side of the proposal so they do not adversely affect the neighbouring property.

PICKWICK WARD

17/02090/TCA 49 Pickwick – Re-pollard 1 Poplar, remove lowest limb from Cypress Tree to raise crown, reduce Yew hedge to 2.5 metres, 30% crown reduction to Cherry Tree and reduce Conifer hedge to 0.5 metres below power lines.

Resolved: that no objection be raised.

17/01627/FUL Middlewick House, Middlewick – Replace bungalow with office/studio building (revised).

Resolved: that no objection be raised.

17/01539/VAR Land North of Bath Road – Variation of condition 22 of 13/05188/OUT relating to the Foundation Investigation Plan.

Resolved: that the Town Council would like to strongly refuse the application to vary Condition 22. It was felt it was essential that the work detailed in Condition 22 be completed before any construction was carried out on the site. When the application is considered by Wiltshire Council Councillor Mrs Ruth Hopkinson would attend to convey the Town Council's views.

17/02967/TCA 28 Pickwick – Fell 1 Poplar Tree.

Resolved: that no objection be raised.

- 17/02971/TCA 33 High Street – Reduce Yew Tree to 3 metres height.
Resolved: that no objection be raised.
- 17/02973/TCA Manor Barn, Pickwick – 30% reduction to 1 Damson, 1 Laurel, 1 Hazel, and 2 Apple Trees and 1.5 reduction to Apple Tree.
Resolved: that no objection be raised.
- 17/02380/FUL 29 Saunders Grove – Proposed porch extension.
Resolved: that no objection be raised.
- 17/02338/FUL Heywood Preparatory School – Demolition of outbuildings, and erection of two-storey classrooms within current footprint, and erection of lean-to maintenance shed.
Resolved: to support the application.

RUDLOE WARD

- 17/01885/FUL 11 Sawyers Crescent – Proposed single-storey extension to side of property.
Resolved: that no objection be raised.

TOWN WARD

- 17/01345/LBC Osbourne House, 1 Station Road – Repair the stonework to the side wall of house.
Resolved: to support the application.
- 17/01911/FUL 14 Station Road – Alterations to facades and internal walls.
Resolved: that no objection be raised.
- 17/01323/VAR 9 The Cleeve – Variation of conditions 2 and 5 of planning permission 15/07923/FUL to allow for alterations to fenestration design including restricted opening to side facing WC window.
Resolved: that no objection be raised.

17/02221/VAR Land to the South of Potley Lane – Variation of Condition 2 of 16/02523/REM relating to approved plans and the addition of a double garage to plot 54.

Resolved: that no objection be raised.

PL 118/16 Amended/Additional Plans

There were none for this meeting.

PL 119/16 Decisions

(1) Approvals

CORSHAM/CHIPPENHAM/LACOCK

14/12118/OUT Rowden Park, Patterdown Road – 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, four vehicular accesses, site roads and associated infrastructure.

GASTARD WARD

16/12512/FUL Chapel House, Chapel Hill – Application of external insulation to external walls with timber cladding and uprated windows, and replacement of failing flat roof with pitched roof.

PICKWICK WARD

15/07077/FUL Former garage site to the rear of no's 41-45 Queens Avenue – Proposed erection of 6 semi-detached dwellings with associated garden, amenity space and parking, following demolition of existing garages.

RUDLOE WARD

16/09292/REM Land at Bradford Road – Reserved Matters Application for 170 dwellings and new community building pursuant to outline (ref 15/10519/007).

TOWN WARD

16/11652/FUL 20 Pickwick Road – Removal of roof and front doors of garage. Resurfacing of floor space and existing driveway to create off-street parking area with tarmac to match existing public footpath. Filling in window holes and increasing height of existing rear garage wall in matching Bath stone to existing rear wall. Building of wooden workshop in garden.

17/00036/FUL Springfield Centre, Beechfield Road – Change of use from B1 to D1 in relation to the Colerne Room to accommodate its use as a clinical consulting room.

17/01061/FUL Unit 8 Corsham Commercial Centre, Potley Lane – Proposed extension to create enlarged warehouse and storage facility.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

(4) Void

There were none for this meeting.

(5) Prior Approval Granted

GASTARD WARD

- * 1. 17/00645/PNTEL Land at Linleys Farm, Silver Street – 21M galvanised steel mast; green steel radio equipment cabinets; associated compound fencing and gate.

PL 120/16 Planning Appeal Notifications

Appeal Ref: APP/Y3940/W/16/3164145
Planning Reference Number 15/11544/OUT

Planning Appeal by RST Corsham against the refusal of the outline application at Peacock Grove (adjacent to Brook Drive) for the erection of up to 31 dwellings following the demolition of 6 no. existing dwellings and associated access.

Wiltshire Council has forwarded our previous comments to the Planning Inspectorate.

Resolved: to write to the Planning Inspectorate to reinforce our earlier objections and to explain that Corsham has already exceeded the indicative minimum housing requirement and that Wiltshire Council can now demonstrate at least a five year housing land supply.

PL 121/16 Planning Appeal Decisions

- i) Appeal Ref: APP/Y3940/Y/16/3161521
Planning Reference Number: 15/08962/LBC

Planning Appeal by Mr and Mrs J Sanders against the refusal of the application at The Old Farmhouse, 13 Moor Barton, for: 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.

This appeal is dismissed – planning permission refused.

- ii) Appeal Ref: APP/Y3940/W/16/3164119

Planning Reference Number 16/06346/FUL

Planning Appeal by Ms P McHenry against the refusal of the application at Sunnyside, 18 Elley Green for: construction of a dwelling house.

This appeal is allowed – planning permission granted.

This was noted.

The meeting commenced at 7.32pm and closed at 8.01pm. There was one member 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.