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20 June 2024

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at Corsham Town Hall on Wednesday 26 June 2024 at **7.00pm**.

Yours sincerely



David J Martin  
CHIEF EXECUTIVE

Press and Public – To observe the meeting online or take part in Agenda Item 2 - Public Question Time and Petitions, please click [here](#) or email [dmartin@corsham.gov.uk](mailto:dmartin@corsham.gov.uk) for instructions.

### AGENDA

1. Apologies
2. Public Question Time and Petitions
3. Declarations of Interests

To receive any Declaration(s) of Interest under Corsham Town Council's Code of Conduct issued in accordance with the Localism Act 2011

4. Applications

### CHIPPENHAM PARISH

1. [PL/2024/04872](#) SouthPoint Business Park, Patterdown Road - Variation of details approved under conditions 4 (maximum heights) and 16 (parameter plan); removal of condition 1 (since the permission has been implemented); the rewording of condition 2 to refer to details approved pursuant to 20/02511/REM (as amended or as varied); removal of condition 15 (since

works to the M4 J17 have been completed), and the rewording of conditions 5, 6, 7, 10, 11, 12, 13 and 14 pursuant to approved or part approved details (to reflect changes to consequential plan references or details previously approved via condition); all pursuant to outline consent N/13/00308/OUT.

2. [PL/2024/04873](#) SouthPoint Business Park, Patterdown Road - Variation of conditions to revise the Landscape Phasing Plan referenced under condition 3; to update the site masterplan referenced under condition 6; and to allow changes to the drawings and documents listed under condition 11; all pursuant to reserved matters approval ref 20/02511/REM.

#### **CORSHAM GASTARD WARD**

3. [PL/2024/04972](#) 7 Lanes End - Notification of proposed works to a tree in a Conservation Area - T1 - Section fell Purple Plum tree to allow more light to Beech hedge.
4. [PL/2024/04155](#) Coppershell Farm, Coppershell - Domestic Annex for a member of the household.
5. [PL/2024/05319](#) Land and Buildings on the East Side of the Thingley to Gastard Road, North of Thingley Cottage Farm - Certificate of Lawfulness in respect of a storage yard.

#### **CORSHAM LADBROOK WARD**

6. [PL/2024/05070](#) 11 Cross Keys - Notification of proposed works to a tree in a Conservation Area - Cedar tree (dead) – remove.
7. [PL/2024/04105](#) Methuen Arms Hotel, High Street - Application for the erection of two rapid electric vehicle chargers and associated electrical feeder pillar within the car park of the hotel.
8. [PL/2024/05241](#) 42 Queens Avenue – Two-storey side extension and parking at rear.
9. [PL/2024/05415](#) 9 Orchard Road - Side extension with two Velux windows and extend the porch.

#### **NESTON WARD**

10. [PL/2024/05110](#) 8 Leaffield Industrial Estate - Change of use of building from general industrial to a mixed use of general industrial and storage and distribution; use of part of yard for siting storage containers for self-storage; associated changes.

## CORSHAM PICKWICK WARD

11. [PL/2024/04337](#) Hartham Park - Removal of condition 1 and variation of conditions 2, 3, 6 and 7 of N/99/02177/FUL relating to the time frame for implementation and to change condition wording to be "Prior to Commencement".

### 5. Amended/Additional Plans

## CORSHAM GASTARD WARD

1. [PL/2023/11159](#) Land to the West of Travis Perkins Trading Company, Lanes End - Construction of four dwellings and associated works.

*Note: Previous plans considered by CTC on 31.01.24. Decision - Resolved: that whilst a number of positive changes had been made to the plans since the previous application on the site, the Town Council still had severe reservations regarding the application and asked that Councillor R Hopkinson speak to the relevant Wiltshire Council Planning Officer. Concerns included: ownership of the layby and the possible loss of parking amenity for the community if an access were to be installed at this location; surface water run-off as the site is elevated; possible detrimental effects on the future occupiers from the mine; lack of clarity with regard to bike and bin storage and the arrangements for the collection of waste; possible overlooking or overdominance of plot 1 being in an elevated position next to a neighbouring bungalow; the possible loss of amenity for future occupiers due to the orientation of the houses on plots 3 and 4 which overlook a busy builder's yard; the lack of the mentioned Arboricultural Report and possible loss of trees on the site.*

## CORSHAM LADBROOK WARD

2. [PL/2024/02251](#) 11 Ludmead Road – Two-storey extension to replace existing garage and form additional ground floor and first floor accommodation and provision of new roof over existing flat roof bungalow to form two new bedrooms and partially over new flat roof extension to form master bedroom.

*Note: Previous plans considered by CTC on 13.03.24. Decision - Agreed: to recommend refusal of the application on the grounds that the proposal would represent overdevelopment of the site; was out of keeping with the vicinity; loss of light and privacy to the neighbouring property and was contrary to Core Policy 57 of the Wiltshire Core Strategy and policy CNP HE1 of the Corsham Neighbourhood Plan.*

## **CORSHAM PICKWICK WARD**

3. [PL/2023/11013](#) 12 Chestnut Grange - Replace existing fence with an acoustic barrier type, and re-site masonry wall in the back garden of the existing dwelling.

*Note: Previous plans considered by CTC on 31.01.24.  
Decision - Resolved: that no objection be raised.*

## 6. Decisions

### (1) Approvals

## **CORSHAM NESTON WARD**

1. PL/2024/03688 The Old School House, Church Rise - Proposed Works to Trees in a Conservation Area - Mature Norway Spruce - Fell to ground level
2. PL/2023/10233 Hawthorn Works and Former SQ2 Factory Building, Spring Park, Westwells Road - Erection of a new data centre and plant, vehicle access, parking and highway works, enclosures, landscaping, drainage and attenuation features and other associated works and infrastructure.

## **CORSHAM PICKWICK WARD**

3. PL/2024/03734 17 Brakspear Drive – Two-storey extension to side of house.

## **CORSHAM LADBROOK WARD**

4. PL/2024/04234 Ivy House, 2 Priory Street - Proposed Works to Trees in a Conservation Area - T5 Cherry Plum - fell and replant with alternative species. T6 Holly - fell. T7 and T8 Yew - crown reduce by 1.5m. T11 Yew - reduce height by 1.5m and lateral growth by 1m. T12 Beech - shorten lowest limb extending west by up to 3m. T14, 15, 16 Yew - reduce peripheral growth by up to 1.2m. T23 Yew - fell and replant with yew topiary.
5. PL/2024/02639 36 Ludmead Road - Front first-floor extension to bathroom above front porch and rear ground-floor, Single-storey extension to kitchen and lounge area at rear of property.
6. PL/2024/03977 Fairfield House, 44 High Street - Proposed Works to Trees in a Conservation Area - T1 Yew - Crown reduce by up to 1.5m to leave a natural shape.

(2) Refusals

There are none for this meeting.

(3) Withdrawn

There are none for this meeting.

7. Chippenham Neighbourhood Plan - Made May 2024

Wiltshire Council has taken the decision pursuant to Section 38A(4) of the Planning & Compulsory Purchase Act, 2004, to 'make' the Chippenham Neighbourhood Plan. The Chippenham Neighbourhood Plan now forms part of the Wiltshire Council Development Plan and the policies in the Neighbourhood Plan will be given full weight when assessing planning applications that affect land in the Chippenham Neighbourhood Area.

A copy of the Chippenham Neighbourhood Plan and Wiltshire Council's Decision Statement (post-referendum) are attached and will also be made available to download from Wiltshire Council's Neighbourhood Planning webpages:

<http://www.wiltshire.gov.uk/planning-neighbourhood>

There is a six-week period within which legal challenges may be made against the decision to 'make' the Neighbourhood Plan.

If you require any further information please do not hesitate to e-mail [neighbourhood.planning@wiltshire.gov.uk](mailto:neighbourhood.planning@wiltshire.gov.uk) or call Neighbourhood Planning on 01225 713698.

- *For information.*

8. Wiltshire Council Briefing Note 24-13 – Housing Land Supply and Housing Delivery Test

Wiltshire Council Briefing Note 24-13 is *attached*.

- *For discussion/information.*

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