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28 November 2024

Dear Councillor

You are hereby summoned to attend the Council (Planning) Meeting to be held at Corsham Town Hall on Wednesday 4 December 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

### CORSHAM GASTARD WARD

1. [PL/2024/09843](#) 1 Linleys - Proposed demolitions and two-storey extension, new reception and adjoining corridor to laundry and new 'Z' link to Warrington Lodge.
2. [PL/2024/10248](#)  
[PL/2024/10650](#) Ridge House, The Ridge – Planning Permission and Listed Building Consent - Minor remodelling of internal layout, ground floor extension to rear, replacement of windows and doors, and installation of air source heat pumps.

*Note: Previous plans withdrawn by the applicant.*

## **CORSHAM LADBROOK WARD**

3. [PL/2024/10097](#) 16 Brook Drive - Proposed erection of a two-storey side extension.
4. [PL/2024/10300](#) 33 Broadmead – Single-storey side and rear extension.
5. [PL/2024/10681](#) Washing Well Launderette, Alexander Terrace - Proposed Alterations including replacement rear extension, front boundary walls and new fenestration and change of materials to walling.

## **CORSHAM NESTON WARD**

6. [PL/2024/10281](#) 34 Westwells - Proposed extensions and alterations.
7. [PL/2024/10406](#) Unit 7, Leafield Industrial Estate - Rear extension to Industrial Unit. Amend roof line to suit. Construction of wash down area.
8. [PL/2024/10601](#) 1 Greenhill - Rear, side and roof extensions.
9. [PL/2024/10781](#) Neston Primary School, Church Rise - Notification of proposed works to trees in a Conservation Area - G0970 Osier Willow - Remove Split Limb; 0980 Field Maple - Remove Squirrel Damaged Branches; G0989 Elms - Fell 8 dead Elms; G0989 Monolith - Fell unstable monolith; N/A Scots Pine - Fell dead Scots Pine; 0714 Sycamore - Remove branches and deadwood in upper canopy; 0717 Sycamore - Remove deadwood over footpath; G0721 Elms - Fell 2 dead Elms; 0740 Wild Cherry - Fell fallen tree.

### 5. Amended/Additional Plans

There are none for this meeting.

### 6. Decisions

#### (1) Approvals

## **CORSHAM GASTARD WARD**

1. PL/2024/06161 Land South of Thingley Bridge Cottage, Thingley, - Variation of condition 2 of PL/2021/07294 relating to the approved plans and to include an oil tank and outbuilding.
2. PL/2024/03104 Octavian Bonded Warehouse, Goodes Hill - Proposed Construction of two-storey extension to the side of the existing offices and single-storey storage building.

## **CORSHAM LADBROOK WARD**

3. PL/2024/08823 Lithic Cottage, The Laggar – First-floor extension over garage.

4. PL/2024/07802 Bath Spa University, Corsham Court - Works to a Listed Building - Removal of existing softwood upper roof structure and installation of new softwood roof structure on top of existing hardwood roof structure, at correct height and pitch to support new Spanish slate coverings previously consented under application PL/2021/08835. (All other works (roof coverings, flashings, coping stones, rainwater goods etc) remain as proposed and consented under application PL/2021/08835.)

#### **CORSHAM NESTON WARD**

5. PL/2024/06899 The Pavilion, Roundwood Way - Erection of an electrical substation, boundary timber fence and associated planting.

#### **CORSHAM PICKWICK WARD**

6. PL/2024/08658 5 Academy Drive - Proposed Works to Trees in a Conservation Area - Tree 1 Sycamore - Re-pollard; Tree 2 Sycamore - Reduce spread to the south by up to 2 metres; Tree 3 Sycamore - Remove the smallest, most eastern stem of this multi-stemmed tree. Reduce spread to the south by up to 2 metres; Tree 4 Sycamore - Fell; Tree 5 Sycamore - Remove the smallest most eastern stem, reduce spread by up to 2 metres to the north and south; Tree 6 Sycamore - Reduce spread by up to 2 metres to the north and south; Tree 7 Beech - Reduce north side by up to 2 metres spread; Tree 8 Sycamore - Prune canopy to give 2 metres clearance from house.
7. PL/2024/10263 6 Academy Drive - Alder - Section Fell as close to ground level as possible.

(2) Refusals

#### **CORSHAM LADBROOK WARD**

1. PL/2024/07462 16 Kings Avenue - Erection of two, two-bedroomed semi-detached dwellings.
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.

#### **CORSHAM PICKWICK WARD**

3. PL/2024/05956 1 Field House, Pickwick - Erection of fence on inside of read boundary wall.

(3) Withdrawn

## **CORSHAM GASTARD WARD**

1. PL/2024/09455 PL/2024/09836 Ridge House, The Ridge – Planning Permission and Listed Building Consent – Ground-floor extension to rear, replacement of windows and doors, and installation of air source heat pumps.
2. PL/2024/09866 Ridge House, The Ridge - Alterations of stables for incidental home use and construction natural pool with ancillary landscape works to walled garden.

### **7. Proposed Diversion of Footpath Corsham 66**

Wiltshire Council are in receipt of an application, dated 22 October 2024, to divert Corsham path 66 (CORM66), under Section 257 of the Town and Country Planning Act 1990. The site location is land at Park Lane, Corsham, SN13 9LH. Planning application PL/2024/02025 states it is for the erection of 8 No. residential dwellings and associated access, drainage and landscaping works. CORM66 diversion has been applied for as *“Onsite layout of the proposed residential development requires the line of the public footpath to be diverted within the site. Planning reference PL/2024/02025”*. The proposal is to divert CORM66 as shown on the attached plan from the route shown with a bold black continuous line 1-2, approximately 60 metres in length, to new route shown with a bold dashed line 3-4-5-6, approximately 66 metres in length having a width of 2m with precast concrete block paving.

This application is made under Section 257 of the Town and Country Planning Act 1990 and requires the order making authority to be satisfied that the diversion of the footpath is necessary to enable development to be carried out, in accordance with planning permission granted under part III of the 1990 Act. An order can be made under Section 257 of the Town and Country Planning Act 1990 where an application for planning permission has been made under part III of the 1990 Act and it can be demonstrated that the development cannot be carried out without the need to divert the rights of way. However, any such order cannot be confirmed until full planning permission has been granted. In this case the relevant planning application has yet to be granted therefore a made order cannot be confirmed and the rights of way would remain in situ.

Where an application is refused Wiltshire Council must demonstrate that the development, for which a planning application has been granted, can be carried out without the need to divert the footpath. In this particular case if the planning application was granted the proposed development would lie directly over the legal line of path CORM66 therefore the development could not continue without the successful diversion of the footpaths. The legal test for diversion, as set out under Section 257 of the Town and Country Planning Act 1990, would be met by this application, if the planning application is granted.

Only the legislative test can be considered, Planning Inspectors for the Secretary of State are guided that *“When Inspectors consider an order made under section 257, they should be mindful that the planning merits of the development itself are not at issue in the RoW case and Inspectors should not allow that matter to be re-opened.”*

Any comments must be received by Wiltshire Council no later than 3 January 2025.

- *For discussion.*

8. **Draft Joint Melksham Neighbourhood Plan 2 (2020 – 2038)  
Regulation 16 Consultation**

Melksham and Melksham Without Parish Councils have submitted the draft Joint Melksham Neighbourhood Plan 2 (2020 – 2038) to Wiltshire Council. Wiltshire Council will be coordinating a public consultation on this document between **Wednesday 27 November 2024 and Wednesday 22 January 2025**.

The draft Joint Melksham Neighbourhood Plan 2 (2020 – 2038) submission can be viewed and commented on from the [Wiltshire Council consultation portal](#).

Please be aware that documents viewed via the consultation portal may not be available to view with Internet Explorer. Please use an alternative internet web browser such as Google Chrome or Microsoft Edge.

Alternatively you can comment by completing an editable representation form downloaded from the supporting documents section of the consultation portal which can then be emailed to [neighbourhoodplanning@wiltshire.gov.uk](mailto:neighbourhoodplanning@wiltshire.gov.uk) or posted to the address:

Neighbourhood Planning  
Strategic Planning  
County Hall  
Bythesea Road  
Trowbridge  
Wiltshire  
BA14 8JN

Any comments on the Draft Neighbourhood Plan need to be received by Wiltshire Council **no later than 5pm on Wednesday 22 January 2025**.

- *For discussion.*

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