

**Minutes of the Council (Planning) Meeting held on
Wednesday 17 July 2024**

Present Councillor A Brown (Chair)
Councillors H Belcher OBE, N Brakspear, J Brook, T Ellis, N Farmer,
R Hopkinson, A Jones, A Mackie, G McCaffrey, R Munn,
A Thomas, G Ward, A White and R Williams.

In Attendance Mrs K Gilby (Finance and Planning Officer)
Mr D Martin (Chief Executive)

PL 15/24 Apologies

Apologies were received from Councillors S Abbott, T Bush and J Robertson.

PL 16/24 Public Question Time and Petitions

A representative from Origin3 spoke in support of application [PL/2024/05384](#) Land North of Bath Road - Outline planning application for residential development (including 30% affordable housing) of up to 150 Dwellings, up to 1550 sqm mixed-use hub (Use Class E), construction of four-arm roundabout junction, secondary pedestrian access, parking, public open space with play space, pedestrian and cycle routes, landscaping, sustainable drainage system (SuDS) and associated infrastructure with all matters reserved except for access. He explained that the proposal would provide 150 new homes of which around 45 would be affordable homes. There would also be a flexible employment space and mobility hub. The outline proposal would achieve 16% Biodiversity Net Gain. There would also be two new bus stops on the A4, a toucan crossing, new roundabout and a reduction in the speed limit. He asked the Town Council to recommend approval of the application.

PL 17/24 Declarations of Interest

There were none.

PL 18/24 Applications

CORSHAM GASTARD WARD

[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.

Resolved: that no objection be raised.

CORSHAM LADBROOK WARD

[PL/2024/04969](#) 77 High Street - Listed Building Consent - Renovation of a second floor (north facing) window. The window is described in the listing as a 'three-light recessed cyma-moulded window with hood mould'. CURRENT CONDITION Two of the timber casements are decayed >50%. Parts of the hood mould are missing to the left-hand end of the window. There is a considerable amount of water penetration inside the building every time it rains causing puddling on the window board and mould growth. PROPOSED WORK 1. Replacement of three timber window casements - each W:390 x H:860 We propose replacement with new timber casements identical to the existing but with the addition of double-glazed glass and draught seals. 2. Repair to the stone hood mould. Reinstate missing/eroded parts of hood mould and repointing as necessary.

Resolved: that no objection be raised.

[PL/2024/05787](#) Corsham Court, High Street - Notification of proposed works to trees in a Conservation Area - All tree works as per tree report.

Resolved: that no objection be raised. The Town Council asks that, if possible, the trees being felled be replaced.

[PL/2024/05468](#) 12 Arnolds Mead - Loft conversions to a bungalow with a pitched dormer and two Velux windows.

Resolved: that no objection be raised.

[PL/2024/05965](#) 4 Priory Street - Notification of proposed works to a tree in a Conservation Area - T1 Sycamore – Fell.

Resolved: that no objection be raised.

[PL/2024/05966](#) Corsham Court, High Street - Notification of proposed works to trees in a Conservation Area - T1 - Maiden Hair Tree - Tidy broken branch and reduce weight of major lateral T2 - Cedar of Lebanon - Lift crown to approx. 1m.

Resolved: that no objection be raised.

[PL/2024/06072](#) Heywood Preparatory School, Priory Street - Notification of proposed works to trees in a Conservation Area - T17- Oak: Reduce height and spread by 4 metres following loss of codominant stem in main canopy; T18 - Ash: Fell to ground level; T19 - Ash: Fell to ground level; T32 - Sycamore: Reduce height by 3m and southern stem by 4m; T33 - Beech: Formative prune; T35 - Ash: Fell to ground level; T39- Beech: Remove deadwood over 25mm and any hanging branches.

Resolved: that no objection be raised.

[PL/2024/05990](#) 19 Broadmead - Erection of single-storey side extension and single-storey rear extension.

Resolved: that no objection be raised.

CORSHAM NESTON WARD

[PL/2024/05527](#) Land South of Westwells Road - Redevelopment of site to deliver extension to existing Spring Park data centre campus consisting of (a) free standing data centre building (b) energy, power and water infrastructure (c) site access and internal roads (d) site security arrangements (e) diverted Public Rights of Ways (f) hard and soft, green and blue landscaping and (g) other ancillary and auxiliary forms of development.

Resolved: to support the application subject to conditions that the green space to the south of the site is not built upon in the future; that there is public access to the green space and is not merely restricted to the Public Right Of Way and that lorry movements during the construction phase avoid the village of Neston and be limited to daytime weekdays only.

CORSHAM PICKWICK WARD

[PL/2024/05384](#) Land North of Bath Road - Outline planning application for residential development (including 30% affordable housing) of up to 150 Dwellings, up to 1550 sqm mixed-use hub (Use Class E), construction of four-arm roundabout junction, secondary pedestrian access, parking, public open space with play space, pedestrian and cycle routes, landscaping, sustainable drainage system (SuDS) and associated infrastructure with all matters reserved except for access.

Resolved: to recommend refusal of the application on the grounds that:

- i) The site is outside the settlement boundary and has not been identified as a preferred site for housing in the Corsham Neighbourhood Plan, Wiltshire Core Strategy or the Local Plan Review so any approval would be contrary to the Wiltshire Core Strategy [Core Policy 2] and the plan-led planning process.*
- ii) The site was considered as part of the Local Plan Review site selection process but was not taken beyond stage two, mainly due to the working mine beneath the site. Other factors also included harm to the setting of Guyers House; proximity to the Pickwick Conservation Area and Listed Buildings and that the site is within 1000m of a congested [transport] corridor;*
- iii) Wiltshire Council can demonstrate a four-year housing land supply as required by the NPPF and sufficient provision has been made in the Local Plan Review to meet the town's needs until 2038 without the use of this site;*

- iv) *The important ecology on site had not been addressed sufficiently [there is a confirmed bat flight-line within and along the edge of the site and a direct migration route which crosses part of the site. The site is also within the core sustenance zone for both Greater and Lesser Horseshoe bats];*
- v) *Loss of a greenfield site of which 80% is categorised as best and most versatile agricultural land which should be protected as such [in line with paragraphs 180 and 181 of the NPPF];*
- vi) *Insufficient evidence that the development would not give rise to the unacceptable loss of residential amenity to future occupiers as a result of the consented minerals workings beneath the land [contrary to Core Policy 57 of the Wiltshire Core Strategy];*
- vii) *Detrimental effect on the nearby Cotswold Natural Landscape, Corsham Special Landscape Area and Pickwick Conservation Area, Listed Buildings and non-designated heritage assets [contrary to Core Policy 58 and 51 of the Wiltshire Core Strategy];*
- viii) *Concerns regarding increased pressure on local infrastructure including schools and doctors;*
- ix) *Concerns regarding the local sewer capacity;*
- x) *Not a sustainable site in terms of access to schools and other facilities;*
- xi) *Concerns that the proposed roundabout on the A4 could worsen the traffic flow.*

[PL/2024/05416](#) Land at Copenacre Way - Consent under Tree Preservation Orders - T002 - Ash - Monolith to 4 metres from the ground, as described in page 17 of tree report.

Resolved: that no objection be raised.

[PL/2024/05707](#) 17 Brakspear Drive - Garden works, retaining walls (retrospective) - new timber fence to south boundary.

Resolved: to recommend refusal of the application on the grounds that the application is incomplete on the works which have been undertaken. There were also concerns regarding the stability of the wall; the height of the proposed fence and loss of privacy to the neighbouring property.

[PL/2024/05956](#) 1 Field House - Erection of fence on inside of rear boundary wall.

Resolved: that no objection be raised.

PL 19/24 Amended/Additional Plans

There were none for this meeting.

PL 20/24 Decisions

(1) Approvals

CORSHAM NESTON WARD

PL/2024/00878 3 Moor Barton - Remove conservatory and replace with single-storey brick build extension with sloping roof.

CORSHAM PICKWICK WARD

PL/2024/01262 Land East of Garden Cottage, Hartham - Change of Use from Commercial, Business and Service (Use Class E) to tourist accommodation for short-term lets.

PL/2024/03869 19 Academy Drive - Ash Tree (T1) located at front of property, crown raise to 3 metres. Ash Tree (T2) located at front of property, crown raise to 3 metres. Cherry Tree (T3) located at back of property, reduce crown by 1-2 metres.

PL/2024/04114 7 Woodlands - Front and side extensions.

CORSHAM LADBROOK WARD

PL/2024/03387 53 Pickwick Road - Change Upvc white front door to composite door, repaint additional door, window and fascia to front of property in Pebble Grey to match windows installed from planning application ref: PL/2023/01017. Addition of driveway gates in Anthracite Grey. Re-paint garage doors in Anthracite Grey.

PL/2024/03282 21 Ludmead Road - A ground floor single-storey extension at the rear of the property.

PL/2024/04729 Amberley, Pound Pill - Notification of proposed works to a tree in a Conservation Area - Holly – Fell.

PL/2024/03789 77 Pickwick Road - Proposed garden-room to rear garden.

PL/2024/06019 Corsham Court, High Street - Beech tree - remove some side branches.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

CORSHAM GASTARD WARD

PL/2024/03034 The Sty, Coppershell - Change of use to B8 and erection of 29 no. storage containers, hay storage barn and creation of new vehicular access (retaining existing access).

PL/2024/02717 The Sawmills, c/o Thingley Bridge Cottage, Thingley -
Proposed Outbuilding and Oil tank.

PL 21/24 Planning Appeal Decision - PL/2023/05206 - Ridgefield Farm, Green Road, The Ridge.

Appeal Ref: APP/Y3940/W/23/3334589

Ridgefield Farm, Green Road, The Ridge, Wiltshire SN13 9PW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Ross Tunbridge on behalf of Sovereign dpc against the decision of Wiltshire Council.
- The application Ref is PL/2023/05206.
- The development is the commercial use of former agricultural buildings.

Decision - The appeal is allowed and planning permission is granted for the commercial use of former agricultural buildings at Ridgefield Farm, Green Road, The Ridge, Wiltshire SN13 9PW in accordance with the terms of the application, Ref PL/2023/05206, and the plans submitted with it, subject to conditions.

Resolved: that the Appeal Decision be noted.

PL 22/24 Formal Notice of Consultation on the Regulation 14(B) Stage of the Reviewed Melksham Neighbourhood Plan

Melksham Town Council and Melksham Without Parish Council has reviewed its current Neighbourhood Plan (adopted July 2021) for the Melksham Neighbourhood Plan Area. The reviewed draft Plan updates some existing policies and provides some new policies which, once adopted, must be used in the determination of planning applications within the parishes of Melksham Town and Melksham Without.

In accordance with the Neighbourhood Planning (General) Regulations 2012, Melksham Town Council and Melksham Without Parish Council are required to publicise the draft Neighbourhood Plan and invite comments.

Consultation on the draft B version of the JMNP2 will run for nine weeks between Thursday 20 June and ends at midnight on Thursday 22 August 2024.

Any comments should be sent to: contact@melkshamneighbourhoodplan.org

Resolved: that the Consultation be noted. Councillors were encouraged to respond as individuals.

PL 23/24 The Gypsies and Travellers Development Plan

At its meeting on Monday 15 July, Wiltshire Council's Cabinet would consider the next steps for the Gypsies and Travellers Development Plan. All Wiltshire Council members would then have the opportunity to consider the draft Plan at Full Council on Wednesday 24 July.

To see the full list of proposed sites, [please see the Cabinet papers](#).

Wiltshire Council would be holding a pre-submission consultation under Regulation 19 which would enable communities to have their say on the draft Plan.

The consultation would start during week commencing 19 August and end in early October.

The full draft Plan and Cabinet Report can be found -

<https://cms.wiltshire.gov.uk/ieListDocuments.aspx?CId=141&MId=15419&Ver=4>

Resolved: that progress on the Gypsies and Travellers Development Plan be noted.

PL 24/24 Corsham Neighbourhood Plan Delivery and Monitoring Group Membership and Terms of Reference – Annual Review

The Terms of Reference for the Neighbourhood Plan Delivery and Monitoring Group are *attached* for review and approval. The Council is also asked to review and approve the Membership of the Group *attached*.

Resolved: that the membership and terms of reference for the Corsham Neighbourhood Plan Delivery and Monitoring Group be approved.

The meeting commenced at 7.00pm and closed at 8.00pm. There were no members of the public present at the meeting. There were three members of the public present online at the start of the meeting and one at the end.

CHAIR

DATE

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