

**Minutes of the Council (Planning) Meeting held on
Wednesday 20 November 2024**

Present Councillor A Brown (Chair)
Councillors S Abbott, H Belcher OBE, N Brakspear, J Brook,
T Ellis, N Farmer, A Jones, J Roberton, A Thomas and R Williams.

In Attendance Mrs K Gilby (Finance and Planning Officer)

PL 67/24 Apologies

Apologies were received from Councillors T Bush, R Hopkinson, R Munn and A White.

PL 68/24 Public Question Time and Petitions

Four members of the public spoke regarding application [PL/2024/09774](#) - 60 Priory Street - Construction of a detached dwelling on a part of land at rear of 60 Priory Street, Corsham. They asked the Town Council to recommend refusal of the application on the grounds that the track which is proposed to be upgraded for access is unsuitable and so close to the neighbouring dwelling that any works could adversely affect the house; egress from the access would be dangerous for vehicles and pedestrians due to the lack of adequate sight lines; the dwelling would be detrimental to the Conservation Area; the plans which had been submitted were inconsistent and would result in the loss of the community space which was highly valued by residents.

PL 69/24 Declarations of Interest

Councillor A Brown declared a pecuniary interest in application [PL/2024/09901_25](#) Hitherspring - Installation of air source heat pump, as a near neighbour. He left the room during the discussion and decision on the item. Councillor T Ellis chaired the meeting in his absence.

Councillor R Williams declared a pecuniary interest in application [PL/2024/09774](#) - 60 Priory Street - Construction of a detached dwelling on a part of land at rear of 60 Priory Street, as a near neighbour. She left the room during the discussion and decision on the item.

PL 70/24 Applications

CORSHAM GASTARD WARD

[PL/2024/09658](#) [PL/2024/09944](#) Byde Mill Cottage, Thingley - Householder planning permission and Listed Building Consent - Replacement of existing two-storey side extension with new two-storey extension including landscaping to parking and approach to house. Alterations and repairs to existing cottage and

outbuilding. Introduction of new heating and ventilation system fed by new air source heat pumps.

Resolved: that, whilst the Town Council did not object to the principle of extending the dwelling, to recommend refusal of this application on the grounds that it is of poor design quality and that the proposed materials are not in keeping with the existing house or the vicinity. It was felt that this was a landmark building and that any amendments to it should be of the highest standard.

[PL/2024/09801](#) Court Farm, Gastard Lane - Listed Building Consent - Emergency remedial and repair works to an agricultural building within the curtilage of a listed building.

Resolved: that no objection be raised.

CORSHAM LADBROOK WARD

[PL/2024/09659](#) 13 High Street - Listed Building Consent - Minor structural amendments required due to unforeseen structural issues discovered during initial opening up works on site, and revision of internal layout, relocating a new plasterboard partition to accommodate a larger kitchen.

Resolved: that no objection be raised.

[PL/2024/09676](#) 8 Lypiatt Road - Proposed first-floor extension and outbuilding to the rear garden.

Resolved: that no objection be raised to the extension, but concerns were raised regarding the size and height of the outbuilding.

[PL/2024/09774](#) 60 Priory Street - Construction of a detached dwelling on a part of land at rear of 60 Priory Street, Corsham.

Resolved: to recommend refusal of the proposal on the grounds that it is contrary to Corsham Neighbourhood Plan Policies E4, HE1, H1 and ED1 (part ii); the proposed access was poor and could be dangerous especially due to the existing walls adjacent; loss of amenity space; would be detrimental to the Conservation Area; was of inappropriate design and materials and that the Landscape and Visual Impact Assessment was inconsistent with the other plans submitted.

[PL/2024/09966](#) Flat 9, Holton House, Post Office Lane - Notification of proposed works to trees in a Conservation Area - T1511 – Purple maple - Fell to ground level and stump grind. T1512 – Variegated maple - Re-pollard to previous pruning points. T1513 – Holly - Crown lift and clear drying area.

Resolved: that no objection be raised. The Town Council requests that another tree be planted as a replacement if possible.

[PL/2024/09967](#) 32 Jargeau Court - Notification of proposed works to trees in a Conservation Area - T492 – Lime – Remove epicormic growth at base. Crown lift to 2.5m from ground level. Crown reduce to old pruning points (approx. 5-6m) T493 - Lime – Remove epicormic growth at base. Crown lift to 2.5m from ground level. Crown reduce to old pruning points (approx. 5-6m) T494 – Willow – Fell/remove and re-plant with suitable garden species. T455 – Hawthorn – Crown lift 2.5m from ground level.

Resolved: that no objection be raised.

[PL/2024/09901](#) 25 Hitherspring - Installation of air source heat pump.

Resolved: that the plans contained insufficient detail on the location of the air source heat pump, what it was mounted to and what else was in the vicinity to make a decision on the application at this time.

CORSHAM NESTON WARD

[PL/2024/09455](#)
[PL/2024/09836](#) Ridge House, The Ridge - Householder planning permission and Listed Building Consent - Ground floor extension to rear, replacement of windows and doors, and installation of air source heat pumps.

Resolved: that, subject to the approval of Wiltshire Council's Conservation Officer, no objection be raised.

CORSHAM PICKWICK WARD

[PL/2024/09270](#) 9 Albion Crescent - Conversion of existing double garage to 'granny annex'.

Resolved: that, subject to the inclusion of the condition suggested by the Highways Officer in his comments, no objection be raised.

[PL/2024/09645](#) 6 Academy Drive - Consent under Tree Preservation Orders - G2 - Crown reduce group of trees along boundary with field by approximately 3.5m to leave a natural shape. Remove any deadwood and crossing branches.

Resolved: that no objection be raised.

[PL/2024/10263](#) 6 Academy Drive - Notification of proposed works to trees in a Conservation Area - Alder - Section Fell as close to ground level as possible.

Resolved: that no objection be raised. The Town Council requests that another tree be planted as a replacement if possible.

[PL/2024/09057](#) The Old Stables, Pockeredge Drive - Alterations and extensions to facilitate conversion of former stables/workshop

to residential accommodation. Use of 'The Old Stables' as separate dwelling. Associated change of use of land to residential and retention of two domestic outbuildings thereon (part retrospective).

Resolved: that no objection be raised.

[PL/2024/09435](#) 3 Pickwick - Listed Building Consent - Proposed works to repair property so that it is returned to pre-subsidence condition.

Resolved: that, subject to the approval of Wiltshire Council's Conservation Officer, no objection be raised.

[PL/2024/09838](#) Beechfield House, Academy Drive - Consent under Tree Preservation Orders - T1 - Reduce limb to NW on Holm Oak tree by approximately 6m due to lateral stress, previous failures within tree crown and proximity to footpath. T2 - Reduce limb to SE on Holm Oak tree by approximately 6m due to lateral stress, previous failures within tree crown and leaning into Sycamore and Horse Chestnut tree.

Resolved: that no objection be raised.

PL 71/24 Amended/Additional Plans

CORSHAM LADBROOK WARD

[PL/2024/04749](#) 1 Priory New Road - Demolition of two-storey rear extension and single-storey garage to facilitate new two-storey rear and side extensions with further internal alterations to create more liveable accommodation.

Resolved: that, subject to the proposal meeting Wiltshire Council's Parking Standards, no objection be raised.

[PL/2024/09169](#) 54 Arnolds Mead – Single-storey rear and side extension to provide front porch, garage, utility, wc, kitchen and rear porch extensions.

Resolved: that no objection be raised.

PL 72/24 Decisions

(1) Approvals

CHIPPENHAM PARISH

[PL/2024/03204](#) Land at SouthPoint Business Park, Patterdown Road, Chippenham - The erection of a new manufacturing and research and development centre, including ancillary offices, production facilities, laboratories, warehousing, ancillary staff facilities, external servicing areas, external area for the storage and internal fit-out of Relocatable Equipment buildings, ancillary test track-bed for static testing of signalling infrastructure equipment and car and cycle parking, together

with access, drainage, landscaping and other associated infrastructure (eg substation) and works.

CORSHAM LADBROOK WARD

- PL/2024/07563 36 High Street - Works to a Listed Building - Replace non-original metal leaded windows within existing openings and replace with metal-framed, leaded windows, replace non-original timber windows with timber windows on modern gable end, generally replace to match/in keeping or with traditional detailing.
- PL/2024/08487 Corsham Court - Proposed Works to Trees in a Conservation Area - Works to trees as identified by highlighting in purple and yellow on Tree Survey Report 1 and Tree Survey Report 2.
- PL/2024/07049 19 Station Road - Retrospective planning permission for the erection of a two-storey side extension and front porch.

(2) Refusals

CORSHAM PICKWICK WARD

- PL/2024/08263 14 Mayo Close - Lawful Development Certificate for a Proposed Use - Proposed car port and shed.

(3) Withdrawn

CORSHAM LADBROOK WARD

- PL/2024/04289 Ivy House, 2 Priory Street - Householder Application and
PL/2024/04750 Works to a Listed Building - Proposed alterations and landscaping works.

PL 73/24 Planning Appeal Notification

APPELLANTS NAME: Mr and Mrs Peter and Jenny Collier
APPEAL SITE: LAND OPPOSITE NOS 6 AND 7, SILVER STREET, GASTARD, SN13 9PY
PLANNING APPLICATION REF: PL/2024/01979
PROPOSED DEVELOPMENT: Erection of four residential dwellings, access, footpath extension, landscaping and associated works.
INSPECTORATE REFERENCE: APP/Y3940/W/24/3352756
APPEAL START DATE: 31 October 2024

The appeal is Against a Refusal in respect of the above site, and is to be decided on the basis of Written Representations procedure. The Planning Inspectorate has introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal – see <https://acp.planninginspectorate.gov.uk>. Alternatively, you can send your comments to The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate reference. Comments should be received by 5 December 2024.

Resolved: that the Planning Appeal Notification be noted.

PL 74/24 Enforcement and planning appeals - ENF/2023/00625 & PL/2024/03961 - Lanyon, Thingley, Corsham

TOWN AND COUNTRY PLANNING ACT 1990

APPELLANTS NAME: Mr and Mrs Reilly
APPEAL SITE: Lanyon, Thingley, Corsham

INSPECTORATE APP/Y3940/C/24/3353621,
REFERENCES: APP/Y3940/C/24/3353668 &
APP/Y3940/D/24/3351532

APPEALS START DATE: 22 October 2024

Appeals have been made to the Planning Inspectorate in respect of the above site.

THE BREACHES OF PLANNING CONTROL ALLEGED

Without planning permission, operational development comprising the erection of a building

The enforcement notice was issued for the following reasons:

It appears to the Council that the above breach of planning control has occurred within the last four years.

The Land occupies a prominent and elevated position in an open landscape, which is visible from a public highway and a public right of way. The unauthorised development is excessive in scale, and not conducive to a subserviently scaled domestic addition. The unauthorised development does not relate effectively to the immediate setting, nor to the wider character of the area, and it fails to respect the scale and character of surrounding buildings. The unauthorised development is therefore in conflict with Core Policies 51 and 57 of the adopted Wiltshire Core Strategy (2015); Policy CNP HE1 of the Corsham Neighbourhood Plan; and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (December 2023).

Wiltshire Council does not consider that planning permission should be granted for the unauthorised development because planning conditions could not overcome the objections to the unauthorised development.

The enforcement notice requires the following steps to be taken:

- a) Demolish the building
- b) Remove all material resulting from requirement a) from the Land.

TIME FOR COMPLIANCE

Within four months from the date this Notice takes effect.

The appellant has appealed against the notice on the following grounds:

- (a) That planning permission should be granted for what is alleged in the notice.
- (f) The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.

(g) The time given to comply with the notice is too short.

In addition, the appeal is against the refusal to grant planning permission for Erection of two storey ancillary outbuilding to provide machinery store, garaging and a first-floor home office (retrospective) and proposed landscaping scheme. Details of the application, including the Local Authority's refusal, are available to view on the Local Authority's website on the following link quoting reference PL/2024/03961.

[Planning Application: PL/2024/03961](#)

Both the above appeals will be decided on the basis of the Written Representations procedure. The appeals will be dealt with together and will follow the same timetable.

Written comments on these appeals should be sent in to the Planning Inspectorate, Room 3B, Temple Quay House, 2 The Square, Bristol BS1 6PN, quoting the Inspectorate references, and should be received by the 3 December 2024.

Resolved: to write to the Planning Inspectorate supporting Wiltshire Council's refusal of the original application and the subsequent enforcement action.

The meeting commenced at 7.04pm and closed at 8.22pm. There were 16 members of the public present at the start of the meeting and none at the end.

CHAIR

DATE

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