

**Minutes of the Council (Planning) Meeting held on
Wednesday 24 April 2024**

Present Councillor H Belcher OBE (Chair)
Councillors S Abbott, N Brakspear, J Brook, A Brown, N Farmer,
A Jones, R Munn, J Robertson.

In Attendance Mrs K Gilby (Finance and Planning Officer)

PL 122/23 Apologies

Apologies were received from Councillors T Bush, T Ellis, R Hopkinson,
G McCaffrey, A Thomas, G Ward, A White and R Williams.

PL 123/23 Public Question Time and Petitions

One member of the public spoke in support of amended application
PL/2023/06302 - Martins Transport, Linleys - Demolition of existing building
and erection of six dwellings and associated works. He explained that the
proposal had been amended in line with advice from Wiltshire Council Officers.
He asked that the Town Council recommend approval of the application.

PL 124/23 Declarations of Interest

Councillor N Farmer declared a non-pecuniary interest in amended application
PL/2024/03415 - 27 Post Office Lane - Change of use from storage area over
fish and chip shop to C3 residential flat on first floor. (Resubmission of
PL/2023/08681), as a near neighbour. He remained in the room during the
discussion and decision on the item.

Councillor A Brown declared a non-pecuniary interest in application
PL/2024/00994 - The Corsham School, The Tynings - A new multi-use games
area (MUGA) with surrounding fence on school playing fields, replacing
existing tarmac tennis courts; a geocellular soakaway will be introduced south
of the MUGA, as a casual employee of the school. He remained in the room
during the discussion and decision on the item.

Councillor A Brown declared a non-pecuniary interest in application
PL/2024/03688 - The Old School House, Church Rise - Notification of
proposed works to a tree in a Conservation Area - Mature Norway Spruce - Fell
to ground level, as an acquaintance of the applicant. He remained in the room
during the discussion and decision on the item.

Councillor A Jones declared a non-pecuniary interest in amended application
PL/2023/06302 - Martins Transport, Linleys - Demolition of existing building
and erection of six dwellings and associated works, as an acquaintance of the

applicant. He remained in the room during the discussion and decision on the item.

Councillor S Abbott declared a non-pecuniary interest in application [PL/2024/03688](#) - The Old School House, Church Rise - Notification of proposed works to a tree in a Conservation Area - Mature Norway Spruce - Fell to ground level, as an acquaintance of the applicant. He remained in the room during the discussion and decision on the item.

PL 125/23 Applications

CHIPPENHAM PARISH

[PL/2024/03204](#) Land at SouthPoint Business Park, Patterdown Road - 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 (e.g. substation) and works.

Resolved: to support the application.

CORSHAM GASTARD WARD

[PL/2024/02717](#) The Sawmills, c/o Thingley Bridge Cottage, Thingley - Proposed outbuilding and oil tank.

Resolved: that no objection be raised.

[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.

Resolved: that, subject to the approval of Wiltshire Council's Ecologists that there will be no adverse effects on the protected bat species, the inclusion of a sustainable energy strategy and that the proposal meets the BREEAM excellent standard, no objection be raised. The Town Council would also welcome the inclusion of solar panels into the scheme.

CORSHAM LADBROOK WARD

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

Resolved: that no objection be raised.

[PL/2024/00994](#) The Corsham School, The Tynings - A new multi-use games area (MUGA) with surrounding fence on school playing fields, replacing existing tarmac tennis courts. A geocellular soakaway will be introduced south of the MUGA.

This application had been considered by the Town Council at its meeting on 21.02.24. Decision – support.

Resolved: that the Town Council had no further comment.

CORSHAM NESTON WARD

[PL/2024/03226](#) 32A Moor Green - Notification of proposed works to trees in a conservation area - T1 (Birch) - Mature Birch. Fell. Unfortunately, during the ongoing restoration to the church, the root system has been discovered to be causing damage to the church as can be seen in included photographs.

Resolved: that no objection be raised. The Town Council asks that the tree be replaced with another if possible.

[PL/2024/03390](#) 6 Locks Cross - Notification of proposed works to a tree in a Conservation Area - T1 - Maple tree - pollard to existing pruning points.

Resolved: that no objection be raised.

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

Resolved: that no objection be raised.

[PL/2024/03688](#) The Old School House, Church Rise - Notification of proposed works to a tree in a Conservation Area - Mature Norway Spruce - Fell to ground level.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[PL/2024/03644](#) Bath Road, Pickwick – Notification of proposed works to trees in a Conservation Area - Remove four Ash/Chestnut trees.

Resolved: that no objection be raised.

CORSHAM GASTARD WARD

[PL/2023/06302](#) Martins Transport, Linleys - Demolition of existing building and erection of six dwellings and associated works.

Resolved: that, subject to the dry-stone walls at the front of the site being retained and Wiltshire Council being satisfied with the access arrangements, no objection be raised.

CORSHAM LADBROOK WARD

[PL/2024/03415](#) 27 Post Office Lane - Change of use from storage area over fish and chip shop to C3 residential flat on first floor. (Resubmission of PL/2023/08681)

Resolved: to recommend refusal of the application on the grounds that the proposal would represent overdevelopment of the site; there are no details provided regarding the storage of waste for the flat; there is no plan showing the extent of the reduced height of the bedrooms due to the roof slope, making it difficult to assess the actual space available; covered cycle storage is not included and concerns regarding means of escape in the event of fire.

If Wiltshire Council is minded to approve the application the Town Council asks that, if possible, a condition be applied so that occupancy of the flat is linked to the business below.

PL 127/23 Decisions

(1) Approvals

CORSHAM GASTARD WARD

PL/2024/02308 7 Lanes End - Proposed Works to Trees in a Conservation Area - T1 - Crown reduce Beech tree by approximately 3m. Crown clean to remove any deadwood and crossing branches. T2 - Crown reduce Beech tree near to Beech hedge by approximately 3m. Crown clean to remove any deadwood and crossing branches. T3 - Crown reduce Purple Leaved Plum tree by approximately 1.5m. T4 - Crown reduce Apple tree on lawn by approximately 1.5m. T5 - Crown reduce x 1 Apple tree near to Laurel shrub by approximately 1.5m.

PL/2023/11204 Court Farm, Gastard Lane - The proposal is for a roof to cover an area of slatted yard that lies over an underground slurry channel which captures slurry from the adjacent cubicle housing building.

PL/2024/00779 Court Farm, Gastard Lane - Proposed covering of the existing loafing area on the dairy yard.

CORSHAM LADBROOK WARD

PL/2023/11136 36 High Street – Householder Application and Listed
PL/2024/00273 Building Consent - Exterior alterations. 1. Add garden wall within garden to match rubblestone boundary walls. 2. Add patio terrace as part of landscaping works.

PL/2024/01511 The Corsham School, The Tynings - Retrospective application to regularise amendments to planning permission ref: PL/2023/05126: Erection of plant room to accommodate two biomass boilers and associated works.

PL/2022/09459 13 High Street – Full Planning Permission and Listed
PL/2022/09717 Building Consent - Change of use from bank to boutique hotel with ancillary brasserie style restaurant and retail wine merchant at ground floor, including additional new accommodation at the rear of the building for kitchen and plant rooms, demolition of more recent elements and minor alterations to interior and exterior, together with the remodelling of stone boundary wall and adjacent access stair from service yard at rear to first floor flats of the Martingate Centre also integrating a new enclosure to conceal refuse bins, and the installation of a PV panel array at flat roof over ground and south facing pitched roof over first floors of the Martingate Centre with battery energy storage for the onsite generated electricity.

CORSHAM NESTON WARD

PL/2024/03163 Ark Data Centres Ltd, Spring Park, Westwells Road - T1 (T4 of TPO N 194) - Norway Maple tree - fell G12 (G1 of TPO N 194) - 6 x Ash trees – fell.

CORSHAM PICKWICK WARD

PL/2024/00623 26 Woodlands - Single-storey rear extension to replace conservatory. New garage door and window.

(2) Refusals

There were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 128/23 Application for a New Premises Licence - Hartham Park, Corsham

The Licensing Authority (Wiltshire Council) has received the *attached* application from Lucent Halo Ltd for a new premises licence at Hartham Park, Corsham, SN13 0RP.

Should you wish to make a representation for or against the application, this must be submitted in writing to the licensing team no later than 30 April 2024.

Resolved: that the Town Council had no objections to the granting of a premises licence as stated in the application.

PL 129/23 Confirmed Tree Preservation Order

Wiltshire Council has written to notify the Town Council that the below Tree Preservation Order was confirmed on 2 April 2024. Details are:

Beech Tree
The Beeches, Showell, Chippenham, SN15 2NU
Tree Preservation Order – TPO/2023/00022

Resolved: that the Tree Preservation Order be noted.

PL 130/23 Lime Down Solar Park

There is a public consultation on Lime Down Solar Park from 14 March – 26 April. Island Green Power is developing proposals for a new solar park and battery energy storage located in North Wiltshire. Further details of the proposal are available – www.limedownsolar.co.uk

Resolved:

- i) to respond to the current consultation stating that whilst the Town Council is broadly supportive of climate resilience measures, there are many concerns in relation to this proposal especially the siting of a battery storage facility at Whitley and the cabling which could be routed through our Parish.*
- ii) to continue to press for a pre-application meeting.*

PL 131/23 Wiltshire Council Draft Licensing Policy 2024-2029 Consultation

Background

As the Licensing Authority, Wiltshire Council is required, under the Licensing Act 2003, to promote four objectives, namely:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

The licensing policy sets out how the Council would normally apply its functions under the Licensing Act 2003, particularly when making decisions on relevant

applications for premises licences, club premises certificates and temporary event notices.

The Council's current Statement of Licensing Policy came into effect on 10 November 2019 and will cease to have effect on 9 November 2024, and so the Council must be in a position to formally adopt a revised policy from November this year. To satisfy the specific legal requirements set down in the Licensing Act, the Council is required to carry out a consultation process on the proposed Statement of Licensing Policy.

At its meeting on 4 March 2024, the Licensing Committee agreed that a consultation on the Draft Licensing Committee can commence. The committee report can be found at [Licensing Committee Report March 24.pdf \(wiltshire.gov.uk\)](#)

Consultation

The policy must be consulted on with a range of specific stakeholders listed in the Home Office Guidance. This includes licence holders, police, fire and rescue, businesses and residents of the area. The consultation is now open and will run for six weeks with results collected online to make it easier to make comments and analyse results. The consultation can be found at [Draft Licensing Policy 2024-29 consultation](#). Paper copies are also available in Wiltshire Council libraries. You are encouraged to share information on the consultation with anyone in your communities you feel would want to participate. The draft licensing policy can be found at [Statement-of-licensing-policy-Draft 2024-2029.pdf](#).

Next steps

Following the conclusion of the consultation the results will be analysed and the results will be reported back to the Licensing Committee at their meeting in June.

Resolved: that the Consultation on the Wiltshire Council Draft Licensing Policy 2024-2029 be noted. Councillors could respond as individuals if they wish.

The meeting commenced at 7.00pm and closed at 8.22pm. There was one member 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.