

**Minutes of the Council (Planning) Meeting held on
Wednesday 26 June 2024**

Present Councillor A Brown (Chair)
Councillors S Abbott, N Brakspear, J Brook, T Ellis, G McCaffrey,
R Munn, A Thomas, J Robertson.

In Attendance Mrs K Gilby (Finance and Planning Officer)

In Attendance online Councillor T Bush.

PL 07/24 Apologies

Apologies were received from Councillors N Farmer, A Jones, G Ward,
A White and R Williams.

PL 08/24 Public Question Time and Petitions

There were none.

PL 09/24 Declarations of Interest

Councillor T Ellis declared a non-pecuniary interest in application
[PL/2024/04155](#) - Coppershell Farm, Coppershell - Domestic Annex for a
member of the household as an acquaintance of the applicant. She remained
in the room during the discussion and decision on the item.

PL 10/24 Applications

CHIPPENHAM PARISH

[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.

Resolved: that no objection be raised.

[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.

Resolved: that no objection be raised.

CORSHAM GASTARD WARD

[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.

Resolved: that no objection be raised. The Town Council asked that, if possible, the tree be replaced.

[PL/2024/04155](#) Coppershell Farm, Coppershell - Domestic Annex for a member of the household.

Resolved: that, subject to a condition that the annex accommodation shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Coppershell Farm and shall be occupied only by persons of the same household, no objection be raised.

[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.

Resolved: that no objection be raised.

CORSHAM LADBROOK WARD

[PL/2024/05070](#) 11 Cross Keys - Notification of proposed works to a tree in a Conservation Area - Cedar tree (dead) – remove.

Resolved: that no objection be raised.

[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.

Resolved: that no objection be raised.

[PL/2024/05241](#) 42 Queens Avenue – Two-storey side extension and parking at rear.

Resolved: that no objection be raised.

[PL/2024/05415](#) 9 Orchard Road - Side extension with two Velux windows and extend the porch.

Resolved: to recommend refusal on the grounds that the submitted plans would not seem to provide sufficient height for the proposed third bedroom and that it was unclear if the proposal could meet Wiltshire Council's Parking Standards.

NESTON WARD

[PL/2024/05110](#) 8 Leafield 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.

Resolved: that no objection be raised.

CORSHAM PICKWICK WARD

[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".

Resolved: that no objection be raised.

PL 11/24 Amended/Additional Plans

CORSHAM GASTARD WARD

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

Resolved: to recommend refusal on the grounds of possible surface water run-off as the site is elevated; possible detrimental noise effects on the future occupiers from the mine and the existing builder's yard; lack of clarity with regard to 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 plot 4 which overlooks a busy builder's yard. The Town Council also supported the comments made by Wiltshire Council's Ecologist.

CORSHAM LADBROOK WARD

[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.

Resolved: 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

[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.

Resolved: that no objection be raised.

PL 12/24 Decisions

(1) Approvals

CORSHAM NESTON WARD

PL/2024/03688 The Old School House, Church Rise - Proposed Works to Trees in a Conservation Area - Mature Norway Spruce - Fell to ground level

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

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

CORSHAM LADBROOK WARD

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.

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.

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 were none for this meeting.

(3) Withdrawn

There were none for this meeting.

PL 13/24 Chippenham Neighbourhood Plan - Made May 2024

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

Resolved: that Wiltshire Council's decision to 'make' the Chippenham Neighbourhood Plan be noted.

PL 14/24 Wiltshire Council Briefing Note 24-13 – Housing Land Supply and Housing Delivery Test

Wiltshire Council could currently demonstrate a 4.2 year Housing Land Supply.

Resolved: that Briefing Note 24-13 be noted.

The meeting commenced at 7.00pm and closed at 7.50pm. There was one member of the public present at the meeting.

CHAIR

DATE

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