

**Minutes of the Council (Planning) Meeting held on
Wednesday 28 August 2024**

Present Councillor A Brown (Chair)
Councillors S Abbott, H Belcher OBE, N Brakspear, J Brook,
N Farmer, A Mackie, G McCaffrey, R Munn, J Robertson, G Ward,
A White and R Williams.

In Attendance Mrs K Gilby (Finance and Planning Officer)

In Attendance online Councillor T Bush

PL 35/24 Apologies

Apologies were received from Councillors, T Ellis, R Hopkinson, A Jones, and A Thomas.

PL 36/24 Public Question Time and Petitions

One member of the public spoke in support of amended application [PL/2024/05707](#) - 17 Brakspear Drive - Garden works, retaining walls (retrospective) - new timber fence to south boundary. He explained that they had terraced the garden to make it more usable. There was no view of the neighbour's patio or hot tub as a result of the work. He felt that the houses were all overlooked and that the proposed fence would make the situation better.

One member of the public spoke in support of amended application [PL/2024/02025](#) - Land at Park Lane - Erection of 8 No. residential dwellings and associated access, drainage and landscaping works. He explained that a range of improvements had been made to the scheme including reducing the number of dwellings from eight to seven which resulted in better amenity space for the remaining two dwellings (where previously there had been three); the parking park had been split to give better visibility of the Public Right of Way; the south facing gable windows had been removed. He felt that the proposal would enhance the public realm in the area.

PL 37/24 Declarations of Interest

There were none.

CORSHAM LADBROOK WARD

[PL/2024/07049](#) 19 Station Road – Two-storey side extension and front porch.
Resolved: that, subject to the Planning Authority being content that the materials used are in keeping with the vicinity, no objection be raised.

[PL/2024/07462](#) 16 Kings Avenue - Erection of two, two-bedroom semi-detached dwellings.
Resolved: to object to the application on the grounds that it would represent overdevelopment of the site.

[PL/2024/07498](#) 9 Southerwicks - Proposed side extension to provide annex with alterations to existing access to improve parking and turning within site.
Resolved: that, subject to the proposal meeting Wiltshire Council's parking standards, no objection be raised.

[PL/2024/07563](#) 36 High Street - Listed Building Consent - 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 replaced to match/in keeping or with traditional detailing.
Resolved: that no objection be raised.

CORSHAM NESTON WARD

[PL/2024/06899](#) The Pavilion, Roundwood Way - Erection of an electrical substation, boundary timber fence and associated planting.
Resolved: that no objection be raised.

[PL/2024/07687](#) Garden Cottage, Jaggards Lane - Discharge of Section 106 agreement relating to occupation and disposal of annex (N/13/01169/FUL).
Resolved: that no objection be raised.

[PL/2024/07725](#) 4 Bakers Corner - Notification of proposed works to trees in a conservation area - T1 Pine - Fell. T2 Silver Birch - Fell. T3 T4 Hazel - Remove lower branches that are growing outwards, thin out main body of bush. Volume will be reduced by around 25%. T5 Beech - Crown lifting - Remove/cut back lower branches / foliage to give clearance of around 6-8 feet above ground level.
Resolved: that no objection be raised. The Town Council asks that, if possible, the trees to be felled are replaced elsewhere on site.

CORSHAM PICKWICK WARD

[PL/2024/06415](#) 19 Academy Drive - To replace original timber windows with like-for-like style UPVC windows.

Resolved: that no objection be raised.

[PL/2024/07626](#) 4 Dovecote Drive - Notification of proposed works to a tree in a Conservation Area - T1 - Crown reduce Silver Birch tree by up to 3m to leave a natural shape.

Resolved: that no objection be raised.

PL 39/24 Amended/Additional Plans

CORSHAM PICKWICK WARD

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

Resolved:

- i) to object to the height of the fence due to loss of light to the neighbouring property;*
- ii) to seek clarity on whether the retaining walls aspect of the proposal requires planning permission.*

[PL/2024/02025](#) Land at Park Lane - Erection of 8 No. residential dwellings and associated access, drainage and landscaping works.

Resolved: to object to the proposal on the grounds that the density is still too high; inadequate access due to the width and insufficient turning circle for HGVs; proximity to the A4 on the northwest side and overlooking of neighbouring properties.

Clarification is also needed on the layout of the road junction by the roundabout and the extent of the footpath widening.

PL 40/24 Decisions

- (1) Approvals

CORSHAM GASTARD WARD

PL/2024/04527 2 Chapel Hill - Remove UPVC windows and door to replace with timber casements and door plus one additional window.

CORSHAM LADBROOK WARD

PL/2024/03491 Town Hall, 65 High Street - Works to a Listed Building - Remove the existing painted steel fire escape to rear of Town Hall and replace with closely matching painted galvanised steel fire escape.

- PL/2024/06072 Heywood Preparatory School, Priory Street - Proposed Works to Trees in a Conservation Area - T17 Oak - reduce height and spread by 4 metres; T18, T19, T35 - Ash: Fell to ground level; T32 Sycamore - reduce height by 3m and southern stem by 4m; T33- Beech: formative prune; T39- Beech: remove deadwood over 25mm and any hanging branches.
- PL/2024/05787 Corsham Court, High Street - Proposed Works to Trees in a Conservation Area - All tree works as per tree report.
- PL/2024/04629 Southcote, Lacock Road - New front porch and infill single-storey extension
- PL/2024/04969 77 High Street - Works to a Listed Building - Renovation and replacement of a second floor (north facing) window with repair to the stone hood mould.

CORSHAM PICKWICK WARD

- PL/2024/02569 The Gate Lodge, Hartham Park - Works to a Listed Building - Replacement of UPVC windows with sash timber windows.
- PL/2024/06362 34 Glebe Way - Proposed single-storey extension to rear of garage, abutting dwelling. Infilling the rear.
- PL/2024/03495 93 Freestone Way - Conversion of detached garage to store and home office.

(2) Refusals

CORSHAM GASTARD WARD

- PL/2024/03961 Lanyon, Thingley- Erection of two-storey ancillary outbuilding to provide machinery store, garaging and a first-floor home office (retrospective) and proposed landscaping scheme.

(3) Withdrawn

There were none for this meeting.

PL 41/24 Town and Country Planning Act 1990 S.257 Footpaths Corsham 135 136 137 - Town and Country Planning Act 1990 Section 257 The Proposed Diversion of Footpaths Corsham 135 136 137

Wiltshire Council are in receipt of an application, dated 8 July 2024, to divert Footpaths Corsham 135 (CORM135), 136 (CORM136) and 137 (CORM137), under Section 257 of the Town and Country Planning Act 1990. The site location is land south of Westwells Road, Neston, SN13 9GB. Planning application PL/2024/05527 states the 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.

The proposal is to divert CORM135, CORM136 and CORM137 as shown on the *attached* plan from the routes shown with bold black continuous lines CORM135 A-B approximate distance 230 metres, CORM136 C-E approximate distance 150 metres, CORM137 C-D approximate distance 215 metres. The new route will be situated around the secure development site and is shown with a bold black dashed line A-C, approximately 545 metres in length. The current recorded width for the footpaths is 1 metre, the diverted route will have a recorded width of 2 metres with a hoggin surface. *Attached* is a report provided by the applicant explaining the need for diverting the rights of way and detailing the installation of the proposed new path.

This item was deferred from the previous meeting. Since then, a site visit has taken place, and two alternative options have been put forward – plans B and C attached.

Resolved:

That, should planning permission be granted for application [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, the plan dated 27/08/24 and titled Town and Country Planning Act 1990 Section 257 Diversion of Footpaths Corsham 135 136 137 Highways Act 1980 s.25 Creation Upgrade from Footpath to Bridleway Corsham 136 63 and link would be the Town Council's preferred option.

PL 42/24 Consultation on the pre-submission draft Gypsies and Travellers Development Plan Document

Wiltshire Council has published the draft Gypsies and Travellers Development Plan Document (DPD) along with accompanying evidence reports, for formal consultation. The Gypsies and Travellers DPD sets out the vision and framework to allocate land for Gypsies and Travellers in sustainable locations meeting identified permanent and temporary accommodation needs up to 2036 (since revised to 2038), in line with Government planning policy and legislation. Once adopted, relevant planning applications will be determined against the Plan, making it an important document in meeting accommodation need for Gypsy and Traveller communities in Wiltshire.

Comments are invited on the Gypsies and Travellers DPD and supporting evidence base documents during the consultation period, which runs from **9am on Tuesday 20 August to 5pm on Friday 4 October 2024**.

In-person events are being held across the county on selected dates from Wednesday 4 September to Thursday 12 September to enable you to find out more information as part of the consultation. You can just turn up to the in-person events, there is no need to book. There will also be an online webinar event on Tuesday 3 September, however you must register beforehand to attend the online event. To see the full list of in-person events or to register for the online webinar event, see <https://www.wiltshire.gov.uk/planning-gypsy-travellers>. Officers will be available during all sessions to answer questions about the Gypsies and Travellers DPD and we would encourage people to attend and find out more about what the DPD proposes in their area.

How to respond

The Gypsies and Travellers DPD and supporting evidence documents are available to view and download at <https://www.wiltshire.gov.uk/planning-gypsy-travellers> from 9am on Tuesday 20 August, and people can also download a representation form and a simplified guidance note from this page.

Comments can be made via the following means:

- Online via the council's dedicated consultation portal: <http://consult.wiltshire.gov.uk/portal>. This is the most efficient and effective way to make representations. Further information on how to use the portal can be found at www.wiltshire.gov.uk/local-plan
- By email using the representation form available at <https://www.wiltshire.gov.uk/planning-gypsy-travellers> and returned to strategicplanning@wiltshire.gov.uk
- By post in writing by completing a representation form and submitting this to:

Strategic Planning
Planning Directorate
Wiltshire Council
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN.

Please note that copies of all comments (including your personal details) will be made available for the public to view and therefore cannot be treated as confidential. Anonymous representations cannot be accepted.

Copies of all the consultation documents can be viewed during normal opening hours at the Council's main offices at Monkton Park in Chippenham, Bourne Hill in Salisbury, and County Hall in Trowbridge.

The following documents: the draft Gypsies and Travellers Development Plan Document, draft Sustainability Appraisal Report, draft Habitats Regulations Assessment and Evidence base reports will be made available to view at the following libraries during normal opening hours:

- Amesbury Library, Smithfield Street, Amesbury, SP4 7AL
- Bradford on Avon Library, Bridge Street, Bradford on Avon, BA15 1BY
- Calne Library, The Strand, Calne, SN11 0JU
- Chippenham Library, Timber Street, Chippenham, SN15 3EJ
- Springfield Community Campus, Beechfield Road, Corsham, SN13 9DN
- Devizes Library, Sheep Street, Devizes, SN10 1DL
- Malmesbury Library, 24 Cross Hayes, Malmesbury, SN16 9BG
- Marlborough Library, 91 High Street, Marlborough, SN8 1HD
- Melksham Community Campus, Market Place, Melksham, SN12 6ES
- Pewsey Library, Aston Close, Pewsey, SN9 5EQ
- Royal Wootton Bassett Library, Borough Fields, Royal Wootton Bassett, SN4 7AX
- Salisbury Library, Market Walk, Salisbury, SP1 1BL
- Tidworth Library, Tidworth Leisure Centre, Nadder Road, Tidworth, SP9 7QA

- Tisbury Library, Nadder Community Campus, Tisbury, SP3 6HJ
- Trowbridge Library, County Hall, Bythesea Road, Trowbridge, BA14 8JN
- Warminster Library, Three Horseshoes Walk, Warminster, BA12 9BT
- Westbury Library, Westbury House, 15 Edward Street, Westbury, BA13 3BD

Information on library opening times can be found at:

<https://apps.wiltshire.gov.uk/librariesinformation>. Electronic access to all submission documents will be available at all Wiltshire Council libraries.

Following the consultation, the council will consider the comments received before submitting the Gypsies and Travellers DPD and supporting evidence to the Secretary of State for examination. All comments received during this consultation will be passed on to the appointed independent Planning Inspector at that stage.

Any representation received may be accompanied by a request to be notified at a specific address of any of the following: that the Gypsies and Travellers DPD has been submitted to the Secretary of State for independent examination; that the Inspector's Report (including any recommendations) into the DPD has been published; and that the Gypsies and Travellers DPD has been adopted.

Should you require further information, please email:

strategicplanning@wiltshire.gov.uk or call

Resolved: that consideration of the Consultation on the pre-submission draft Gypsies and Travellers Development Plan Document be deferred until the next Council (Planning) Meeting on 18 September to enable officers and members the time to consider the documents.

The meeting commenced at 7.00pm and closed at 8.39pm. There were five members of the public present at the start of the meeting and none at the end. There were two members of the public present online.

CHAIR

DATE

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