

**Notes of the Council (Planning) Meeting held on
Wednesday 4 December 2024**

Present Councillor A Brown (Chair)
Councillors S Abbott, H Belcher OBE, N Brakspear, G Ward and
A White.

In Attendance Mrs K Gilby (Finance and Planning Officer)

In Attendance Online Councillors T Ellis and R Hopkinson.

1. Apologies

Apologies were received from Councillors J Brook, N Farmer, A Jones,
G McCaffery, R Munn, J Roberton, A Thomas and R Williams.

2. Public Question Time and Petitions

There were none.

3. Declarations of Interest

Councillor T Ellis declared a non-pecuniary interest in application
[PL/2024/09843](#) - 1 Linleys - Proposed demolitions and two-storey extension,
new reception and adjoining corridor to laundry and new 'Z' link to Warrington
Lodge, as she is currently looking for a care home for her father. She remained
online during the discussion and decision on the item.

4. Applications

CORSHAM GASTARD WARD

[PL/2024/09843](#) 1 Linleys - Proposed demolitions and two-storey extension,
new reception and adjoining corridor to laundry and new 'Z'
link to Warrington Lodge.

Agreed: that no objection be raised.

[PL/2024/10248](#)
[PL/2024/10650](#) Ridge House, The Ridge – Planning Permission and Listed
Building Consent - Minor remodelling of internal layout,
ground floor extension to rear, replacement of windows and
doors, and installation of air source heat pumps.

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

CORSHAM LADBROOK WARD

[PL/2024/10097](#) 16 Brook Drive - Proposed erection of a two-storey side extension.

Agreed: that no objection be raised.

[PL/2024/10300](#) 33 Broadmead – Single-storey side and rear extension.

Agreed: that, subject to the proposal meeting Wiltshire Council Parking Standards, no objections be raised.

[PL/2024/10681](#) Washing Well Launderette, Alexander Terrace - Proposed alterations including replacement rear extension, front boundary walls and new fenestration and change of materials to walling.

Agreed: to object to the use of red brick on the frontage and walls as not in keeping with the street scene. Most of the frontage on Alexander Terrace is natural stone or reconstituted stone of a buff colour.

CORSHAM NESTON WARD

[PL/2024/10281](#) 34 Westwells - Proposed extensions and alterations.

Agreed: to object to the proposal on the grounds that it would represent overdevelopment of the site and would not meet Wiltshire Council Parking Standards.

[PL/2024/10406](#) Unit 7, Leaffield Industrial Estate - Rear extension to Industrial Unit. Amend roof line to suit. Construction of wash down area.

Agreed: that, subject to the approval of the Wiltshire Council Public Protection Team, no objection be raised. Those present felt that the site would be an ideal location for a Solar PV System.

[PL/2024/10601](#) 1 Greenhill - Rear, side and roof extensions.

Agreed: to object to the proposal on the grounds that it would represent overdevelopment of the site. There were also concerns regarding parking and loss of amenity space.

[PL/2024/10781](#) Neston Primary School, Church Rise - Notification of proposed works to trees in a Conservation Area - G0970 Osier Willow - Remove Split Limb; 0980 Field Maple - Remove Squirrel Damaged Branches; G0989 Elms - Fell eight dead Elms; G0989 Monolith - Fell unstable monolith; N/A Scots Pine - Fell dead Scots Pine; 0714 Sycamore - Remove branches and deadwood in upper canopy; 0717

Sycamore - Remove deadwood over footpath; G0721 Elms
- Fell two dead Elms; 0740 Wild Cherry - Fell fallen tree.

Resolved: that no objection be raised.

5. Amended/Additional Plans

There were none.

6. Decisions

(1) Approvals

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.

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.

CORSHAM LADBROOK WARD

PL/2024/08823 Lithic Cottage, The Laggar – First-floor extension over
garage.

PL/2024/07802 Bath Spa University, Corsham Court - Works to a Listed
Building - Removal of existing softwood upper roof
structure and installation of new softwood roof structure on
top of existing hardwood roof structure, at correct height
and pitch to support new Spanish slate coverings
previously consented under application PL/2021/08835.
(All other works (roof coverings, flashings, coping stones,
rainwater goods, etc) remain as proposed and consented
under application PL/2021/08835.)

CORSHAM NESTON WARD

PL/2024/06899 The Pavilion, Roundwood Way - Erection of an electrical
substation, boundary timber fence and associated planting.

CORSHAM PICKWICK WARD

PL/2024/08658 5 Academy Drive - Proposed Works to Trees in a
Conservation Area - Tree 1 Sycamore - Re-pollard; Tree 2
Sycamore - Reduce spread to the south by up to 2 metres;
Tree 3 Sycamore - Remove the smallest, most eastern
stem of this multi-stemmed tree. Reduce spread to the
south by up to 2 metres; Tree 4 Sycamore - Fell; Tree 5
Sycamore - Remove the smallest most eastern stem,
reduce spread by up to 2 metres to the north and south;
Tree 6 Sycamore - Reduce spread by up to 2 metres to the

north and south; Tree 7 Beech - Reduce north side by up to 2 metres spread; Tree 8 Sycamore - Prune canopy to give 2 metres clearance from house.

PL/2024/10263 6 Academy Drive - Alder - Section Fell as close to ground level as possible.

(2) Refusals

CORSHAM LADBROOK WARD

PL/2024/07462 16 Kings Avenue - Erection of two, two-bedroomed semi-detached dwellings.

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.

CORSHAM PICKWICK WARD

PL/2024/05956 1 Field House, Pickwick - Erection of fence on inside of rear boundary wall.

(3) Withdrawn

CORSHAM GASTARD WARD

PL/2024/09455 Ridge House, The Ridge – Planning Permission and
PL/2024/09836 Listed Building Consent – Ground-floor extension to rear, replacement of windows and doors, and installation of air source heat pumps.

PL/2024/09866 Ridge House, The Ridge - Alterations of stables for incidental home use and construction of natural pool with ancillary landscape works to walled garden.

7. Proposed Diversion of Footpath Corsham 66

Wiltshire Council is in receipt of an application, dated 22 October 2024, to divert Corsham path 66 (CORM66), under Section 257 of the Town and Country Planning Act 1990. The site location is land at Park Lane, Corsham, SN13 9LH. Planning application PL/2024/02025 states it is for the erection of 8 No. residential dwellings and associated access, drainage and landscaping works. CORM66 diversion has been applied for as “*Onsite layout of the proposed residential development requires the line of the public footpath to be diverted within the site. Planning reference PL/2024/02025*”. The proposal is to divert CORM66 as shown on the attached plan from the route shown with a bold black continuous line 1-2, approximately 60 metres in length, to new route shown with a bold dashed line 3-4-5-6, approximately 66 metres in length having a width of 2m with precast concrete block paving.

This application is made under Section 257 of the Town and Country Planning Act 1990 and requires the order making authority to be satisfied that the diversion of the footpath is necessary to enable development to be carried out, in accordance with planning permission granted under part III of the 1990 Act. An order can be made under Section 257 of the Town and Country Planning Act 1990 where an application for planning permission has been made under part III of the 1990 Act and it can be demonstrated that the development cannot be carried out without the need to divert the rights of way. However, any such order cannot be confirmed until full planning permission has been granted. In this case the relevant planning application has yet to be granted therefore a made order cannot be confirmed and the rights of way would remain in situ.

Where an application is refused Wiltshire Council must demonstrate that the development, for which a planning application has been granted, can be carried out without the need to divert the footpath. In this particular case if the planning application was granted the proposed development would lie directly over the legal line of path CORM66 therefore the development could not continue without the successful diversion of the footpaths. The legal test for diversion, as set out under Section 257 of the Town and Country Planning Act 1990, would be met by this application, if the planning application is granted.

Only the legislative test can be considered, Planning Inspectors for the Secretary of State are guided that *“When Inspectors consider an order made under section 257, they should be mindful that the planning merits of the development itself are not at issue in the RoW case and Inspectors should not allow that matter to be re-opened.”*

Any comments must be received by Wiltshire Council no later than 3 January 2025.

Agreed: to request that the Rights of Way Team defer making a decision on the footpath diversion until a decision had been made on the associated Planning application.

8. Draft Joint Melksham Neighbourhood Plan 2 (2020 – 2038) Regulation 16 Consultation

Melksham and Melksham Without Parish Councils have submitted the draft Joint Melksham Neighbourhood Plan 2 (2020 – 2038) to Wiltshire Council. Wiltshire Council will be coordinating a public consultation on this document between **Wednesday 27 November 2024 and Wednesday 22 January 2025**.

The draft Joint Melksham Neighbourhood Plan 2 (2020 – 2038) submission can be viewed and commented on from the [Wiltshire Council consultation portal](#).

Please be aware that documents viewed via the consultation portal may not be available to view with Internet Explorer. Please use an alternative internet web browser such as Google Chrome or Microsoft Edge.

Alternatively you can comment by completing an editable representation form downloaded from the supporting documents section of the consultation portal

which can then be emailed to neighbourhoodplanning@wiltshire.gov.uk or posted to the address:

Neighbourhood Planning
Strategic Planning
County Hall
Bythesea Road
Trowbridge
Wiltshire
BA14 8JN

Any comments on the Draft Neighbourhood Plan need to be received by Wiltshire Council **no later than 5pm on Wednesday 22 January 2025.**

Agreed: not to submit any comments at this time.

The meeting commenced at 7.00pm and closed at 7.38pm. There were no members 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.