

AGENDA

Meeting: Northern Area Planning Committee

Place: Council Chamber - Council Offices, Monkton Park, Chippenham,
SN15 1ER

Date: Wednesday 19 February 2025

Time: 2.00 pm

Please direct any enquiries on this Agenda to Democratic Services of Democratic Services, County Hall, Bythesea Road, Trowbridge, direct line or email committee@wiltshire.gov.uk

Press enquiries to Communications on direct lines 01225 713114/713115.

This Agenda and all the documents referred to within it are available on the Council's website at www.wiltshire.gov.uk

Membership

Cllr Chuck Berry (Chairman)

Cllr Howard Greenman (Vice-Chairman)

Cllr David Bowler

Cllr Steve Bucknell

Cllr Clare Cape

Cllr Gavin Grant

Cllr Jacqui Lay

Cllr Ashley O'Neill

Cllr Nic Puntis

Cllr Martin Smith

Cllr Elizabeth Threlfall

Substitutes:

Cllr Ruth Hopkinson

Cllr Peter Hutton

Cllr Dr Nick Murry

Cllr Tom Rounds

Cllr Stuart Wheeler

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Travel and Parking

To find public car parks by area follow [this link](#). The three Wiltshire Council Hubs where most meetings will be held are as follows:

- County Hall, Trowbridge
- Bourne Hill, Salisbury
- Monkton Park, Chippenham

County Hall and Monkton Park have some limited visitor parking.

For meetings at County Hall, you will need to display a parking ticket in your vehicle for a two hour stay. Tickets are collected by inputting your vehicle registration into a parking machine. If you may need to attend for more than two hours, provide your registration details to the Democratic Services Officer supporting the meeting. For Monkton Park, please contact reception upon arrival to provide details.

County Hall is located 10 minutes from the Trowbridge Railway Station. Exit the station onto Stallard Street/Stallard Street Roundabout, then turn onto Bythesea Road. There is also a bus stop directly outside the building.

Monkton Park is located 5 minutes from Chippenham Railway Station. Exit onto Station Hill, then turn onto Monkton Hill.

Public Participation

Please see the agenda list on following pages for details of deadlines for submission of questions and statements for this meeting.

For extended details on meeting procedure, submission and scope of questions and other matters, please consult [Part 4 of the council's constitution](#). The full constitution can be found at [this link](#).

For assistance on these and other matters please contact committee@wiltshire.gov.uk for details.

AGENDA

Part I

Items to be considered when the meeting is open to the public

1 **Apologies**

To receive any apologies or substitutions for the meeting.

2 **Minutes of the Previous Meeting** (*Pages 7 - 12*)

To approve as a true and correct record the minutes of the previous meeting held on 22 January 2025.

3 **Declarations of Interest**

To receive any declarations of disclosable interests or dispensations granted by the Standards Committee.

4 **Chairman's Announcements**

To receive any announcements through the Chair.

5 **Public Participation**

The Council welcomes contributions from members of the public.

Statements

Members of the public who wish to speak either in favour or against an application or any other item on this agenda are asked to register **no later than 10 minutes before the start of the meeting**. If it is on the day of the meeting registration should be done in person.

The rules on public participation in respect of planning applications are linked to in the Council's Planning Code of Good Practice. The Chairman will allow up to 3 speakers in favour and up to 3 speakers against an application, and up to 3 speakers on any other item on this agenda. Each speaker will be given up to 3 minutes and invited to speak immediately prior to the item being considered.

Members of the public and others will have had the opportunity to make representations on planning applications and other items on the agenda, and to contact and lobby their local elected member and any other members of the planning committee, prior to the meeting.

Those circulating such information prior to the meeting, written or photographic, are advised to also provide a copy to the case officer for the application or item, in order to officially log the material as a representation, which will be verbally summarised at the meeting by the relevant officer, not included within any officer slide presentation if one is made. Circulation of new information which has not been verified by planning officers or case officers is also not permitted during the

meetings.

Questions

To receive any questions from members of the public or members of the Council received in accordance with the constitution which excludes, in particular, questions on non-determined planning applications.

Those wishing to ask questions are required to give notice of any such questions in writing to the officer named on the front of this agenda no later than 5pm on **Wednesday 12 February 2025** in order to be guaranteed of a written response. In order to receive a verbal response questions must be submitted no later than 5pm on **Friday 14 February 2025**. Please contact the officer named on the front of this agenda for further advice. Questions may be asked without notice if the Chairman decides that the matter is urgent.

Details of any questions received will be circulated to Committee members prior to the meeting and made available at the meeting and on the Council's website.

6 **Planning Appeals and Updates** (*Pages 13 - 14*)

To receive details of completed and pending appeals and other updates as appropriate.

Highways Act 1980 - Section 119 Wildlife and Countryside Act 1981 - Section 53A

7 **The Wiltshire Council Castle Combe 7 and Yatton Keynell 25 Diversion and Definitive Map and Statement Modification Order 2023** (*Pages 15 - 114*)

To:

- (i) Consider the 7 statutorily made objections to The Wiltshire Council Castle Combe 7 and Yatton Keynell 25 Diversion and Definitive Map and Statement Modification Order 2023.

- (ii) To recommend that the Wiltshire Council Castle Combe 7 and Yatton Keynell 25 Diversion and Definitive Map and Statement Modification Order 2023 is forwarded to the Secretary of State for the Environment, Food and Rural Affairs with the recommendation that it be confirmed with modification. That modification being to add the words at the end of paragraph 4 of the order " *.And thereupon the Calne and Chippenham Rural District Council Area Definitive Statement dated 1953 shall be modified as described in part 3 of the Schedule to this Order.*"

Planning Applications

To consider and determine the following planning applications:

- 8 **PL/2024/09508: Land to the East/Adjacent to 279 Quemerford, Calne, Wiltshire, SN11 8LA** (*Pages 115 - 140*)

Proposed erection of two detached dwellings and associated works.

- 9 **PL/2024/02025: Land at Park Lane, Corsham, SN13 9LH** (*Pages 141 - 176*)

Erection of 7 No. residential dwellings and associated access, drainage and landscaping works.

- 10 **Urgent Items**

Any other items of business which, in the opinion of the Chairman, should be taken as a matter of urgency.

Part II

Items during whose consideration it is recommended that the public should be excluded because of the likelihood that exempt information would be disclosed