

St Paul Malmesbury Without Parish Council

Report #04.1

April Planning Summary

Applications Determined

No	Address	Officer	Description	Reference
606	Dew Pond Barn, Milbourne, SN16 9JQ	Michael Akinola	Proposed extensions to the south elevations. Demolition of outbuildings/stable and erection of a garage. Altered drive arrangement and replacement boundary wall Submission: No objection Decision: Approve with conditions on the 11/04/22	PL/2021/06080
609	BP Petrol Stat'n Crudwell Road SN16 9JL	Lee Burman	Variation of Conditions 2, 9, 10, 13, 16 & 18 of 19/08152/FUL Submission: No objection Decision: Approve with conditions on the 15/03/22	PL/2021/05737
624	Arches Farm, Arches Lane, SN16 0EJ	Raymond Cole	Change of use of land from orchard/grassed area to allow stationing of shepherds hut for holiday let Submission: No objection Decision: Approve with condition on the 31/03/22	PL/2021/09745
628	Hambleton Gate, Main Road, Corston SN16 0HF	Alla Hussan	Proposed granny flat over existing garage (resubmission of 17/04909/FUL) Submission: No objection Decision: Approve with conditions on the 05/04/22	PL/2022/00589

New Applications

No	Address	Officer	Description	Reference	Consultation Date
634	Home Farm, Burton Hill, SN16 0EW	Germaine Asabere	Notification for Prior Approval Part 3 Class R: Agricultural buildings to flexible commercial use (Retail / Cafe with ancillary Storage)	PL/2022/02070	15 th Apr
635	9 Milbourne Pk, Milbourne SN16 9JE	Michael Akinola	Single storey side extension with a new pitched roof to be extended over existing side extension that was approved in 1991	PL/2022/02387	21 st Apr
636	Southfield Farm Lea, SN16 9NF	Perry Lowson	Proposed battery storage facility. The use of the site would change from agricultural to energy infrastructure	PL/2022/02178	22 nd Apr
637	Honey Cottage Milbourne Lane SN16 9JQ	Anna Hassan	Proposed two storey extension and alterations	PL/2022/02483	25 th Apr

Recommendations

- 634** Holding objection submitted - see page 2 for suggested submission
- 635** Suggest **No objection**
- 636** Application 'called in' to allow consultation with developer and L&CPC to understand the complexities of the application and to find answers to residents' concerns - highway safety, industrial development in the open countryside, safety of the installation, air quality, Wiltshire's battery storage strategy, need for screening, loss of footpath
- 637** Suggest **No objection**

Application PL/2022/02070 - Home Farm, Burton Hill

The Parish Council has a number of serious concerns with this application which, because of the paucity of information provided and hence the inability to properly judge its impact upon the local community and environment, lead it to continue to object to the application.

The Council is content to leave the evaluation of whether the application does indeed comply with the necessary conditions of a Part 3, Class R classification to more technically qualified WC staff. The Council's main concerns relate to issues around highways, on-site parking, neighbour amenity (noise) and drainage.

The transport statement covering the previous three applications related to residential development, this proposal is entirely different and is likely to generate significantly more vehicle movements in and out of the site. Certainly high numbers of vehicles using both entrances, one of which serves three residential properties, will cause a deterioration in the local safety environment. Random parking in the westerly yard could cause an obstruction to the entrance to the nearby byway.

It is not acceptable to plan on the assumption that a proportion of the staff will be young adults and will arrive on foot or by bicycle. The site is remote and situated by the increasingly busy A429 along which cycling can be very hazardous given the amount of all types of traffic using it. It is important that the parking arrangements are based upon certainty hence if there are to be between six and eight staff then there should be parking identified for these individuals. Similarly customer parking must be identified together with the necessary manoeuvring space to allow all vehicles to leave the site in a forward gear.

The majority of the buildings on the site appear to be in a very dilapidated state and consequently appear to need assessment by technically qualified WC staff as to the amount of restoration required for the purposes being planned.

The application informs that noise currently could be generated by day and night and whilst this is theoretically the case, from local information the actual practice is entirely different with only very occasional evening/night activity. The types of noise from an operation such as being proposed will be entirely different to that which now emanates from the A429 and hence will add a considerable increase in the level of noise intrusion. There is no information about whether refrigeration units will be installed in the cafe which would add intrusive noise to the nearby residence. The information on the hours of operation is inadequate. The wording 'it is intended' is unacceptable - fixed hours of operation need to be conditioned along with days of the week/bank holidays/etc.

The application is silent on the subject of whether any planned drainage system will adequately cope with the needs of a cafe - grey water/toilet waste/etc.

Given all of the above the Council strongly objects to the application.

Planning updates

The Appeal against WC's refusal of application 20/11001/FUL for holiday accommodation at Manor Farm, Corston to be reclassified as residential has been upheld. In the Inspector's judgement she noted "My view on this is point was significantly reinforced by the comments from St Paul Malmesbury Without Parish Council who describe Corston as comprising string development sitting either side of the A429, with the appeal site being closer to the heart of the village than to its edge."