

# St Paul Malmesbury Without Parish Council

Report #04.1

## April Planning Summary

### Applications Determined

No	Address	Description	Reference
675	Southfield Farm, Crab Lane, Lea, SN16 9NF	Notification for Prior Approval under Class Q - conversion of existing barn to create 2 x dwelling houses Submission: <b>No objection</b> Decision: <b>Prior approval granted on 03/04/23</b>	PL/2022/09199
678	Holkham House. Foxley Road SN16 0JQ	Variation of Condition 2 (approved plans) and Condition 3 (construction materials) PL/2022/04727 Submission: <b>No objection</b> Decision: <b>Approve with conditions on 30/03/23</b>	PL/2023/00572
679	26 Milbourne Park Milbourne, SN16 9JE	Single storey extension Submission: <b>No objection</b> Decision: <b>Approve with conditions on 06/04/23</b>	PL/2023/00898

### New Applications

No	Address	Officer	Description	Reference	Consultation Deadline
685	Bridleway House Mill Lane, Corston SN16 0HH	Hilary Baldwin	Proposed single storey flat roof ancillary accommodation building	PL/2023/02239	21 <sup>st</sup> Apr
686	Westbreeze, Milbourne Lane, SN16 9JA	Amelia Rose	Variation of Condition 2 (approved plans 20/07789/FUL) to allow for additional ground floor area to rear of property	PL/2022/09049	11 <sup>th</sup> Apr
687	Home Farm, Burton Hill, SN16 0EW	Tim Furnidge	Proposed re modelling, garden room/kitchen extension and proposed new garage with ancillary accommodation over	PL/2023/02234	27 <sup>th</sup> Apr
688	Land at Burton Hill, SN16 9GQ	Andrew Guest	Variation of Condition 14 of 16/11603/OUT to adjust timing restriction of highway works	PL/2023/02684	15 <sup>th</sup> May
689	Orchard House, Filands, SN16 9JN	Perry Lawson	Installation of a horse arena in the south-west corner of the paddock north of the property and an installation of a ground-based 10kW domestic solar array in this paddock, north of the horse arena	PL/2023/03031	19 <sup>th</sup> May

### Comments

**685** Following comments received from councillors by email, an **objection** was submitted

**686** Following comments received from councillors by email, and consultation with immediate affected neighbours, a **no objection** was submitted

**687** The application site is large enough to accommodate the proposed additions to the main dwelling and the construction of the ancillary structure. Sufficient parking space exists for three vehicles so the WC minimum parking standards can be met. I recommend a submission of **no objection**

**688** The explanation from the developer appears to be plausible on the surface however a number of relevant issues have been overlooked. Application 16/11603/OUT was approved in May 2018 and contained condition 14 which was inserted to address the concerns of local residents about the safety of the existing highway arrangements along this stretch of the B4042. The reserved matters application for this site was approved in April

2021 and of course required conditioned 14 to be honoured. The council has evidence from a local resident that the Sales Manager on site, as recently as a few weeks ago, was unaware of condition 14 and hence was selling properties and indicating completion dates during summer 2023. The developer's complaints about unavoidable delays in the Wiltshire Highways' approval process, given the two year lead time between application consent and commencement, appears specious and may be simply a smokescreen to cover the company's neglect or inefficiency. However should a time extension extension be approved the council would request that any new timescale is a challenging one that ensures this long-awaited highway work is completed without further obfuscation and delay; suggest **objection**

**689** The proposal is well hidden from any visual impact upon neighbours and has no impact upon the character and setting of the main dwelling hence I suggest a submission of **no objection**

### General News

1. ENF/2023/00001 - 26 Milbourne Park, the resident has been advised that If the structure is not removed or an application is not submitted within the 28 days, the LPA will then consider the expediency of taking formal enforcement action.
2. ENF/2023/00027 - Land opposite Bridleway House, the resident has been advised that the newly created hard surface is considered to be unauthorised development and the material removed from the site and the land restored fit for agricultural purposes or, as he is entitled to do, apply for retrospective planning permission seeking its retention, either option should be carried out within 28 days from today.
3. Cornerstone, one of the UK's leading mobile infrastructure services companies, is in the process of progressing suitable sites in the Malmesbury area to improve service provision and has identified the site at the Rodbourne water tower as suitable for an equipment upgrade. Cornerstone wish to consult with the council and seek views on the proposal before proceeding with the works. They commit to allowing at least 14 days before an application is submitted to the LPA for views to be received, this 14-day period starts from 21st April.
4. The 30mph extension south along the A429 at Burton Hill is anticipated to come into force on the 5th June.